

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1530

COUNCIL SPONSOR: Hon. Steve Stefancik/President PROVIDED BY: Department of Engineering

A RESOLUTION ESTABLISHING WARRANTY OBLIGATIONS.

WHEREAS, the Department of Finance and the Department of Engineering have notified the Parish Council that certain securities for subdivision Warranty Obligations are maturing in the near future; and

WHEREAS, these Warranty Obligations have been reviewed by said Departments which have made recommendations thereon to the Parish Council;

THE PARISH OF ST. TAMMANY HEREBY RESOLVES, by the St. Tammany Parish Council acting in it's capacity as the governing authority, that it hereby accepts the recommendations of the Department of Finance and the Department of Engineering, and approves the following actions regarding Warranty Obligations as shown.

BE IT FURTHER RESOLVED, that failure to renew or to post an acceptable security on its due date will cause same to be called, and the Department of Finance and the Department of Engineering are hereby authorized and directed to do so.

WARRANTY

<u>NAME OF SUBDIVISION</u>	<u>RECOMMENDATION</u>
THE VINYARDS SUBDIVISION AMOUNT: \$10,300 EXPIRES: NOVEMBER 1, 2005 WARD: 3 DISTRICT 3	RELEASE L.O.C. MAINTENANCE TO REMAIN IN HOMEOWNERS' ASSOCIATION (PRIVATE SUBDIVISION)
TALLOW CREEK SUBDIVISION, PH 1A AMOUNT: \$19,900 EXPIRES: NOVEMBER 3, 2005 WARD: 1 DISTRICT: 1	CALL L.O.C. TO BE BROUGHT INTO THE PARISH MAINTENANCE SYSTEM
ALDRIDGE OAKS SUBDIVISION AMOUNT: \$12,800 EXPIRES: NOVEMBER 5, 2005 WARD: 1 DISTRICT: 1	RELEASE L.O.C. TO BE BROUGHT INTO THE PARISH MAINTENANCE SYSTEM (DETENTION POND TO BE MAINTAINED BY OWNER OF OCCUPIED LOT BY POND)
BEAU ARBRE SUBDIVISION AMOUNT: \$28,700 EXPIRES: NOVEMBER 5, 2005 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
TCHEFUNCTE TRACE SOUTH, PH 1A AMOUNT: \$900 EXPIRES: NOVEMBER 19, 2005 WARD: 1 DISTRICT: 1	CALL L.O.C. MAINTENANCE TO REMAIN IN HOMEOWNERS' ASSOCIATION (PRIVATE SUBDIVISION)
THE LANDINGS OF CROSS GATES, PH 3 AMOUNT: \$18,600 EXPIRES: NOVEMBER 29, 2005 WARD: 8 DISTRICT: 9	RELEASE L.O.C. MAINTENANCE TO REMAIN IN HOMEOWNERS' ASSOCIATION (PRIVATE SUBDIVISION)



ST. TAMMANY PARISH
DEPARTMENT OF ENGINEERING
P. O. BOX 628
COVINGTON, LA 70434
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0-1530

Kevin Davis
Parish President

September 23, 2005

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: The Vineyards Subdivision, Phase 2
WARRANTY OBLIGATION (\$10,300)

Honorable Council Members:

The Warranty Obligation in the amount of \$10,300 expires on November 1, 2005 and is scheduled for review at the October 6, 2005 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore, it is recommended that the Warranty Obligation be released upon expiration.

This is a private subdivision, the roads and drainage remain in the ownership of the Homeowners Association and the Parish is not responsible for any maintenance.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Honorable James "Red" Thompson
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Earl Magner, P.E.

Royal Homes
Mr. Kelly J. McHugh



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Kevin Davis
Parish President

September 23, 2005

St. Tammany Parish
P.O. Box 628
Covington, LA 70434

**Re: Tallow Creek Subdivision, Phase 1A
WARRANTY OBLIGATION (\$19,900)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$19,900 expires November 3, 2005 and is scheduled for review by the Parish Council at the October 6, 2005 meeting.

The developer was notified on July 18, 2005 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed. If not the obligation must be called.

This office has not received such notification. Therefore, this obligation must be called.

The following punch list items remain:

1. Two (2) gutter areas north of the boulevard are holding water. A plan must be submitted as to how this will be constructed. The temporary "fix" is unacceptable.

The roads and drainage are to be maintained by the Parish.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Shannon Davis
Mr. Earl Magner, P.E.
Lonesome Development
J.V. Burkes & Associates



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Kevin Davis
Parish President

September 23, 2005

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: Aldridge Oaks Subdivision
WARRANTY OBLIGATION (\$12,800)**

Honorable Council Members:

The Warranty Obligation in the amount of \$12,800 expires November 5, 2005 and is scheduled for review at the October 6, 2005 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore it is recommended that the Warranty Obligation be released upon expiration.

The roads and drainage are to be maintained by the Parish. The detention pond will be maintained by the owners of the lot occupied by the pond.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long

Mr. Earl Magner, P.E.
Aldridge Construction
Cooper Engineering, Inc.



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Kevin Davis
Parish President

September 23, 2005

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

RE: Beau Arbre Subdivision, Phase 1
WARRANTY OBLIGATION (\$28,700)

Honorable Council Members:

The Warranty Obligation in the amount of \$28,700 expires November 5, 2005 and is scheduled for review by the Parish Council at the October 6, 2005 meeting.

The developer was notified on July 18, 2005 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch been completed.

This office not received such notification. Therefore this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

The following punch list items remain:

1. Roadside ditches are silted up and holding water. Ditches need to be re-graded to provide positive flow;
2. Outfall ditches and detention ponds need to be checked for possible silt removal;
3. Blue reflectors need replacing at some locations;
4. Medians do not contain fill material allowing silt to flow onto roadways. Curbs need to be constructed similar to entrance median.

Sincerely,

A handwritten signature in cursive script that reads "Jean Thibodeaux".

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Honorable Marty Dean
Mr. Greg Gordon
Mr. Ron Keller
Mr. Earl Magner, P.E.
Cooper Engineering, Inc.
Ruelle Du Chene Developers, LLC



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Parish President

September 23, 2005

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P.O. Box 628
Covington, LA 70434

**Re: Tchefuntce Trace South Subdivision, Phase 1A
WARRANTY OBLIGATION (\$900)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$900 expires on November 19, 2005 and is scheduled for review by the Parish Council at the October 6, 2004 meeting.

The developer was notified on July 21, 2005 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty(60) days prior to the expiration of the obligation, that the punch list has been completed. If not, the obligation will be automatically called.

This office has not received such notification. Therefore, this obligation must be called.

The following punch list items remain:

1. Roadway needs to be broomed for a meaningful inspection to be made;
2. Shoulders & Cul de Sac need final dressing & sodding;
3. Road side swales need final dressing so that they may drain properly;
4. Flush grates within the roadside swales are completely silted over. They need to be uncovered to function properly;
5. The subsurface drainage needs to be inspected and silt removed;
6. The asphalt roadway needs to be inspected and silt removed;

The roads and drainage remain in the ownership of the Homeowners' Association and the Parish is not responsible for any maintenance.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Mr. Shannon Davis
Mr. Buddy Coate
Mr. Kelly J. McHugh



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Kevin Davis
Parish President

September 23, 2005

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P.O. Box 628
Covington, LA 70434

**RE: The Landings of Cross Gates Subdivision, Phase 3
WARRANTY OBLIGATION (\$18,600)**

Honorable Council Members:

The Warranty Obligation in the amount of \$18,600 expires November 29, 2005 and is scheduled for review at the October 6, 2005 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore, it is recommend that the Warranty Obligation be released upon expiration.

The roads and drainage remain in the ownership of the Homeowners Association and the Parish is not responsible for any maintenance.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/ak

xc: Honorable Barry Bagert
Mr. Greg Gordon
Ms. Leslie Long
Mr. Earl Magner, P.E.
Cross Gates, Inc
J.V. Burkes & Associates