

Tollgate Way Homeowners Association

ATTACHMENT 1

June 22, 2000

Board of Directors
Tollgate Way Home Owners Association
Falls Church, VA 22046

Members of the Board,


We would like to bring your attention to a landscaping problem that affects a number of the homeowners on the North side of Tollgate Way. As you know, Tollgate Way lies somewhat below the level of the houses bordering on Rt. 7 and many of the rear yards of those properties slope downward toward Tollgate.

It appears that the original landscaping plan for the area used the brick walls behind the Tollgate properties to block the downhill drainage from coming into the rear yards of Tollgate. The water was expected to be channeled along the rear wall, downhill to a storm drain in the rear of 104 Tollgate. It also appears that this drainage was accomplished via a ditch along the back wall and a swale of some sort to keep the water from running between the houses. Over the years the ditch has filled in and the swale has disappeared, allowing all of the water that runs down hill from Rt. 7 to run between the houses creating a near flood during heavy rains. This has resulted in significant washouts between some of the houses and continually soggy lawns that inhibit the growth of grass in some areas.


Exacerbating this problem is the fact that the downspouts from #122 are not all channeled into the storm sewer system, as are most of the downspouts in Tollgate. Several downspouts dump water directly onto the already soggy side yard between 118 and 122.

As this problem affects the common areas of Tollgate, we would like to ask the Board to engage a Landscape Architect to study the problem and make a recommendation to the Board on alternative solutions. We would be happy to coordinate this activity for the Board since we are the most effected residents.

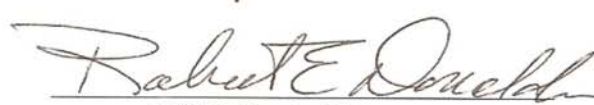
Sincerely,



114 Tollgate Way



116 Tollgate Way



118 Tollgate Way



122 Tollgate Way