From:	Thiel Sydney - Capital Projects on behalf of Thiel Sydney - Capital Projects <SydneyT@ckschools.org>
To:	Kris Lawrence
Cc:	Shoemaker Robin - Capital Projects; Eatch Beck - Capital Projects
Subject:	CKHS/MS: neighbor issue for Builder"s Risk awareness
Date:	Friday, December 21, 2018 3:21:48 PM
Attachments:	IMG_3930.JPG IMG_3931.JPG IMG_3932.JPG Neighbor Agreement for Tree Removal_Soule SIGNED 171103.pdf IMG_3935.JPG IMG_3934.JPG

Kris,
I am contacting you to make you aware of two conditions related to a single residential property at 10388 Frontier Place NW, Silverdale, WA 98383 (aka Soule Residence). The Soule property abuts the north property line of the CKSD's CK School Campus.

Issue #1: Wind-downed Trees and Roof Damage to Residence

On 12/20/2018, at least 2 trees were downed in a windstorm causing damage to Ms. Soule's fencing and roof. See attached IMG_3930, IMG_3931, and IMG_3932. The fallen trees belong to the Soule property.

Background Information: In November 2017, Ms. Soule signed the attached Agreement for CKSD to contract and pay for the removal of six trees along her southern border that had been identified by A.B.C. Consulting Arborist as being potentially hazardous. Ms. Soule was given the opportunity to have additional trees removed at that time, which, if desired, were to be paid for at her expense. Ms. Soule declined the opportunity. The six agreed-upon trees were removed on November 6, 2017, concluding CKSD's responsibility per the Agreement.

Issue #2: Stormwater Drainage and Ponding

On 12/21/18, Ms. Soule reported ponding between the south fence of her property line and the cedar fence that is located on CKSD property. See attached IMG_3935 and IMG 3934. Ms. Soule is concerned that:

a. the District's development has adversely affected the drainage conditions from her property.
b. the water contributed to the fallen trees during the wind storm

CKSD has reached out to its civil engineer on the project to assess the field condition and drainage performance in the area. I anticipate that this will be reviewed in greater detail after the new year. More information will follow after that assessment and review is complete.

In the meantime, I wanted to make you aware of these circumstances in the event that Ms. Soule asks to file a claim against the District's Builder's Risk policy. I will be out of the office next week, as will Robin, but if needed you may contact Beck Eatch, copied here, during my absence. I will be back in the office on January 2nd.

Sydney Thiel
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