

July 30, 1992



Mr. John Campbell
Johnson City Manager
Municipal Building
601 East Main Street
Johnson City, TN 37601

Dear John:

You may have seen on TV or read in the Johnson City Press the drainage problems the 31 units in Limited Edition Condominiums are experiencing.

I live in Unit #16 where a sink hole has developed and has damaged the foundations in my home as well as the Unit #18 next to mine.

Mr. Walter Tittle, the developer and contractor refused to fix it and our insurance company "Unigard" said that we were not covered under drainage and sink hole circumstances and so neither party will accept responsibility.

We have since found three other units, #34, #36 and #38 that have cracks in their outer brick wall indicating that the houses are experiencing similar problems.

Mr. Frank Castleberry, Soils Foundation Systems Engineer, has concluded that the settlement of the units is directly related to the foundations not being of sufficient width and strength to be able to resist the softening of the soils due to the poor drainage control. Most of the other units have some water problems, either under their homes or around their homes.

Mr. Wells, Chief Building Inspector, and Mr. Ted Pate also from the City inspected the units #16 and #18 and recommended that something should be done immediately to protect the area from drainage and further erosion. Due to the possibility of this being an extremely dangerous situation the gas service was suspended until the condition is repaired and stability has been assured.

The Limited Edition Home Owners Association has hired Norman Construction Co. to repair the problem at their own expense.

A lawsuit was filed against Mr. Walter Tittle and Tittle of Tittle Construction Co. on July 13, 1992. Sam Miller, II is representing the Association.

Following completion of Units #16 and #18, Norman Construction will proceed to Units #34, #36 and #38. The problem we have now is that we have no monies unless we borrow them.

The county tax assessors looked over the condos on July 30th and saw for themselves the drainage problem that presently exists. A representative from the State Contractor Licensing Board is currently conducting an investigation and his preliminary findings show that proper drainage has not been allowed.

Mr. D. R. Beeson, Architect, has looked over the situation and his conclusion is that we have a serious drainage problem.

Now, my question is: If all these experts can see that we have a drainage problem, why did the City Building Inspector not see this problem and stop Mr. Tittle from building until it was corrected. As a matter of fact, he is currently building two more units and intends to build two more. The water that will be coming off of those four units can only add to the existing problem.

I might add that there is a drainage system at the lower end that empties into property owned by First American Bank. A pool of water forms behind 507 Ravenwood Drive causing mosquitoes to breed and therefore causing an environmental problem. The FBI has been informed.

There are 31 families that have invested in this complex so they can live out their retirement years in comfort. I feel that the City should be involved in this most unfortunate situation because I feel they are partially responsible for allowing Mr. Tittle to build homes without constructing proper drainage.

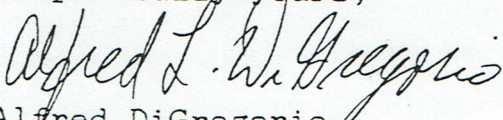
Most of us are senior citizens who feel that we have been taken advantage of and even though some of the city commissioners, P.C. Snapp and Bill Breeding and the City Building Inspectors are aware of the problem, all they seem to be doing is sympathizing with us but still allowing Mr. Tittle to build and create further drainage problems.

Please look into the urgent matter for us and see if there isn't something the City can do to help us. I would like for you to come out and see the mess we are in.

I have been without cooking facilities for about six weeks and we have just installed a five gallon electric water heater so I can, at least, take a bath in my own home now.

I guess you can tell from the length of this letter that I am a bit frustrated. I'll be looking forward to hearing from you.

Respectfully yours,


Alfred DiGregorio