

CWLHOA Members,

The lake was not intentionally drained. The A/C dam failed due to all of the rain that occurred in last weekend storms. The Tennessee Department of Environmental Conservation (TDEC) routinely inspects all dams in our community. An inspection was performed in 2008 and again on April 26, 2010. This report was not provided to Crye-Leike Property Management (CLPM) until 5/6/2010. The report was faxed to the Board at 9:51 am on 5/6/2010. The report stated there was a small issue with the Lake A/C dam. At that time actions were taken to mobilize qualified individuals to assess the situation. In less than 24 hours the dam failed. The board and CLPM have been working closely with the Tennessee Department of Environmental Conservation to address this issue.

On Friday 5/7/2010 at 7:30 am the Board mobilized CLPM because the lake had lost water overnight. By the time anyone could get to the spillway the dam had failed. With over 20 acres of water moving down stream the next step taken was to contact the City of Memphis Engineering Department to evaluate whether or not evacuations needed to occur down stream. The safety of human life was the number one priority for the Board of Directors.

On Friday 5/7/2010 once safety of down stream life and property were confirmed safe by TDEC and the City of Memphis Engineer Jan Young the contractors started reviewing the situation to see if there was anything that could be done to stop the lake from draining. It was determined that spending money to try to plug the hole would be ineffective and a waste of HOA funds. The force of the water would have just washed rock and dirt down stream.

The area has been taped off by the Board of Directors for the safety of the community. The concrete of the dam could collapse at anytime. The land surrounding the dam on the right side is being supported by air.

On Saturday 5/8/2010 general contractors were on site at the spillway working up a bid for repair/replacement.

CLPM has acquired a list of recommended engineers for CWL to get bids. Once an engineer is hired they will be responsible for redesign, scope of work, assistance with getting bids from contractors to do the work, inspection and acceptance of work once completed. The Board will request TDEC to come out and inspect the dam before the Board signs off on anything.

It is the intention of the Board to try and obtain money from sources other than the CWL 2010 budget. We will explore the possibility of federal and state aid. Bill Boyd, our councilman has been contacted for assistance. Our common area insurance company has been contacted and is scheduling an adjuster to come inspect the area. TDEC will be able to assist with applying for Federal and State funds since Shelby County was classified as a disaster area from the storms that occurred the weekend of 5/1/2010.

The Board of Directors is requesting your patience while we work through this disaster. With the assistance of CLPM we are moving as fast as we can to resolve this terrible situation. The board will diligently work to provide progress updates.

Thank you
Board of Directors