

Report of the Salt Pond Plaza Work Group, August 21, 2009 – Michael Headman, Cheryl Wisbrock

- July 17 – Spoke in detail with Jennifer Thompson, APR, Director of Communications, Harris Teeter, regarding status and concerns related to SPPlaza and HT Store #381.
- July 17 – Provided detailed report to community and BOD.
- July 20 – Wrote follow-up letter to Jennifer Thompson, transmitted via e-mail, regarding issues discussed on phone, including water containment tank, sides and rear of store, sidewalks and curbs, painted exterior, berm, landscaping, irrigation, stormwater mitigation, and disruption of SPHA services.
- July 20 – Emailed photos to HT of SP residences, water containment tank, rear and sides of building, curbs and sidewalks, and previous letters to developer.
- July 21 – Provided report for July SPHA Newsletter.
- July 22 – Met with Bob Tebben and Mike Kline of Melvin Joseph to review plans for work in the medians near the entrances of Bethany Loop and Central Avenue and Fred Hudson Road.
- July 22 – Meeting with HT confirmed for 10:45 AM
- July 23 – Confirmed with lawyer that developer does not have any easement re: use of McCoy's Way for access to Salt Pond Plaza
- July 24 - Wrote to Zimmerman and Liberman, transmitted via e-mail and U.S. Postal Service, stating objection to destruction and partial removal of the existing median nearest Central Avenue and requesting that the irrigation system be reconnected immediately.
- July 27 – 8 PM evening work session before HT meeting.
- July 28 – Small work group of 3 (CW, RP, and MH) met on site with Jennifer Thompson, Director of Communications, and Al Lentz, VP, Store Development, of Harris Teeter. Meeting lasted approximately 2 hours, including touring the community, reviewing the site/landscaping plans, walking the HT plaza, and discussing the issues.
- July 28 – Outcomes of the meeting: confirmed that HT holds a 20-year lease of property with several extension options; confirmed that HT had tested and will enforce its planned delivery truck entrance and exit scheme; confirmed that water containment tank is owned by Z and the cost involved to remove the tank and provide an alternative render that an impossibility; HT agreed to reimburse SPHA for a reasonable design fee to address tank and other landscaping issues; HT would consider repainting of building as an option; and HT indicated it would partner with SPHA to get needed improvements and tasks completed by developer.
- July 29 – Emailed/mailed HT responses to our June questions to the community.
- July 29 – Wrote and emailed/mailed follow-up letter to HT re: July 28 site visit, emphasizing points of agreement and concerns.
- July 30 – Met with landscape designer.

- July 30 – Met with developer’s project engineer to discuss median at entrance of Bethany Loop and Central, design and construction of sidewalk near Barnacle Court, and repair work on Hole #5 of golf course required due to installation of stormwater management system.
- August 4 – Gave developer tentative approval of repair work plan on Hole #5. Three new grates will be added, connected to the main pipe, to facilitate and remove standing water.
- August 5 – Received confirmation from DelDOT that developer is not required to remove median at entrance off of Central Avenue
- August 6 – Provided update to HT re: landscaping plan and median via email.
- August 7 – Responded to community inquiries that developer had filed for bankruptcy. Checked Federal District Bankruptcy Court and with bankruptcy lawyer; as of this date, no record of any such filing by developer.
- August 13 – Small work group (CW, MH, JB, CG, LS) met with landscaping designer to review his recommendations and plan.
- August 14 – Same small work group met to discuss landscape plan, determined priorities, and drafted letter to HT. Priorities included: continuing a compatible and collaborative relationship with HT; preserving the privacy and integrity of our residential community and golf course; repainting of the building and water tank; adding architectural details to the rear and sides of the building; enhancing the landscaping and screening plans to minimize the impact of the water tank, the rear and sides of the building, and glare and noise from incoming traffic; adding irrigation on the plaza property; and improving safety in and around the sidewalks.
- August 16 – Emailed letter to Al Lentz and Jennifer Thompson of HT.
- August 17 – Sent same letter via certified mail to Jennifer Thompson, including full size copies of developer and our designer’s enhanced landscaping plans.
- August 18 – Received confirmation from Jennifer Thompson that HT received certified mail; will review requests; and plans to respond to work group within ten days.