Dear Fellow Residents of WWLJ -

As it concerns All Residents and Tenants here;

but also if within the past year you signed a new or renewed lease – and especially if your rent increased – here is some useful information and documentation to have and be aware of as it pertains to the (lack of) communication (/transparency/honesty/forthcoming of knowledge) on the part of WWLJ management (hereafter referred to as, "WWM") insofar as regarding recent narratives put forth by WWM, and certainly not limited to the sudden, instant loss of amenities for all

and certainly not limited to the sudden, instant loss of amenities for all residents.

- 1. On May 2, 2022, Wildwoods applied for a <u>permit</u> to "Renovate and add addition on Clubhouse". [see Doc. 1 below]

 Meaning: Wildwoods had already planned to renovate and initiate construction activities on that parcel of land which includes major resident amenities:
 - o pool
 - fitness center
 - o grilling and party/gathering area
 - porch swing
 - laundry center
 - o public restrooms, etc.
- 2. On July 29, 2022, Wildwoods applied corrections to the <u>permit</u>, **listing Contractors for all General, Electrical, Plumbing, Mechanical**

 <u>Special Note:</u> The Valuation listed is \$236,140. [see Doc. 2, pp. 4-5]
- 3. On Dec 12, 2022 Wildwoods again applied permit listing all Contractors. Interestingly, this document is the first to show an Expiration/Expire Date for the permit of 8/30/2023. One month away. ← Special Note: The Valuation listed is \$237,141. [see Doc. 3, p. 5]

<u>The Implications</u> of these filed documents and their dates point to a considerably concerning portrayal by WWM of:

- Them having just recently acquired a contractor(s) for the "Clubhouse" renovation project as was stated in the June 23rd letter from WWLJ owner, Charles Douthit
- Them willfully withholding/not disclosing wholly known-to-them key information pertaining to the upcoming unavailability of major resident amenities
 - This innately has significant implications especially for all those newer and current residents who – within the last year – signed or renewed a lease under the presumption of access to and enjoyment of all amenities
- Being an apartment complex that is in a position to be reasonably considered in any "market rate" comparisons with other apartment complexes in the area (e.g., Vintage Jones Franklin, Centerview at Crossroads), for example: based on quantity and quality of resident amenities, exterior appearances, proximation to Lake Johnson*.

*despite lacking any reasonable/actual resident put-in access for watercraft enjoyment of lake

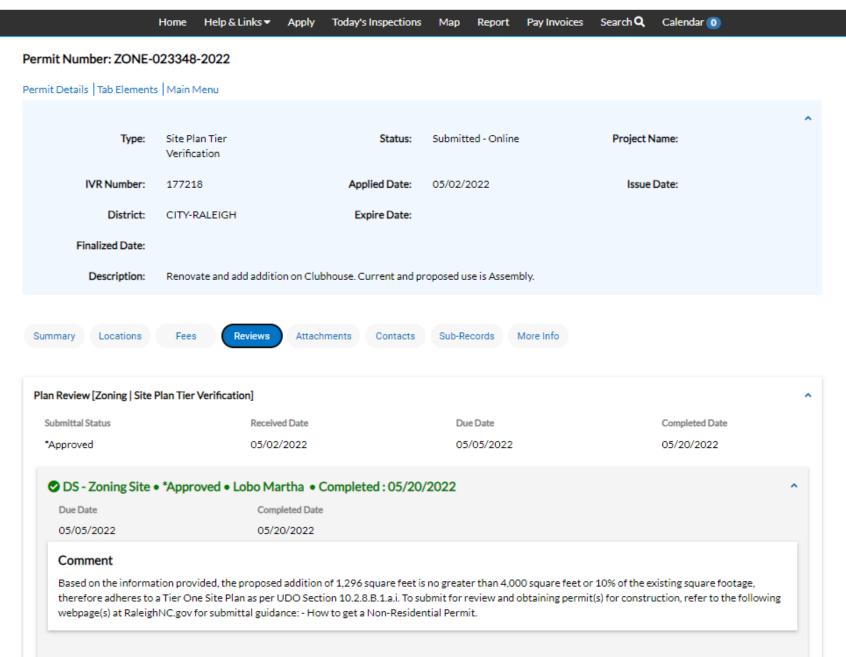
Last Minute Ponderings:

If WWM had a licensed electrician do work on the pool pump (as stated in June 13th "Pool Update" email), why then didn't this pass city inspection? Is it incorrect to assume someone licensed for pool electrical operations...knows how to do the work so that pools pass city inspection? What was the point of that?

Could this "hiccup" be forgiven since it's clearly WWM's first time ever dealing with pool inspections? (...Major sarcasm here; just to prove a human and not ChatGPT wrote this).











EXPIRATION DATE:

Mechanical Contractor

PERMIT CORRECTIONS REPORT (BLDNR-039135-2022) FOR CITY OF RALEIGH, NC

PERMIT ADDRESS: 1200 Trillium Cir

Raleigh, NC 27606

PARCEL: 0783137158

APPLICATION DATE: 07/29/2022

07/29/2022 SQUARE FEET:

0.00 DESCRIPTION: INTERIOR RENOVATION, MOVE EALLS AND ENCLO

VALUATION: \$236,139.72 PATIO ON EXISTING BUILDING

CONTACTS NAME COMPANY ADDRESS

Applicant Kim Oakley AMERICAN ENTERPRISES, LLC PO Box 91055 8817 Westgate Park Drive, Suite

100

Raleigh, NC 27675

Electrical Contractor NES ELECTRICAL COMPANY

General Contractor Kim Oakley AMERICAN ENTERPRISES, LLC PO Box 91055 8817 Westgate Park Drive, Suite

WILLIAMS HEATING AND AIR.

100

Raleigh, NC 27675

Owner WILDWOODS OF LAKE JOHNSON LLC 1200 TRILLIUM CIR

Plumbing Contractor MARIO HERNANDEZ AM PLUMBING SERVICES, LLC

Plan Review [BLDNR | Addition]

REVIEW ITEM STATUS REVIEWER

DS - Building Review [Non-Residential] v.1 "Requires Re-submit Glenn Scoggins Ph. (919) 996-2186 email:

Glenn.Scoggins@raleighnc.gov

DS - Building Review [Non-Residential]

Correction: General - Glenn Scoggins (8/11/22) - Not Resolved Comments: ARCHITECTURAL SEALS HAVE NOTBEEN DATED

Franklin Williams

DS - CSC Plan Intake [Non-Residential] v.1 *Approved Celia McCoy Ph: (919) 996-2571 email: Celia McCoy Ph

DS - CSC Plan Intake [Non-Residential]

*Requires Re-submit Ro

Ron Kelly Ph: (919) 996-2621 email: Ronald Kelly@raleighnc.gov

DS - Electrical [Non-Residential] v.1 DS - Electrical [Non-Residential]

Correction: General - Ron Kelly (8/19/22) - Not Resolved

Comments: Review comments by other trades and revise the electrical drawings or backgrounds if required.

Correction: General - Ron Kelly (8/19/22) - Not Resolved

Comments: Provide a typed transmittal response letter addressing all comments, identifying how they were addressed, and stating what sheet the corrections are located on. Cloud all revisions on the plans.

Recommendation(s): Re-submittals must be e-mailed to CommercialBuilding@raleighnc.gov

Do not copy anyone else on your re-submittal e-mail

A complete set of plans must be sent in every time.

You can contact me at ronald kelly@raleighnc.gov with any questions. Further review will be required to see if revisions required by other trades have required revisions to be made to the electrical plans.

DS - Engineering v.1 *Approved Rene Haagen Ph: 919-996-2483 email: Rene Haagen@raleighnc.gov
DS - Engineering

DS - Mechanical [Non-Residential] v.1 *Approved William Price Ph: 919-996-2190 email: William.Price@raleighnc.gov
DS - Mechanical [Non-Residential]

DS - Plumbing [Non-Residential] v.1 DS - Plumbing [Non-Residential]

"Requires Re-submit William Price Ph: 919-996-2190 email: William Price@raleighnc.gov

Correction: General - William Price (8/16/22) - Not Resolved

Comments: P4 plumbing fixture schedule; Provide metering faucets NCPC 604.4.1 (3)

DS - Zoning Site v.1 *Requires Re-submit Nikita Moye Ph; (919) 996-2684 email: Nikita Moye@raleighnc.gov

DS - Zoning Site

Correction: Cloud all revisions and provide a revision date - Nikita Moye (8/19/22) - Not Resolved

Comments: Cloud all revisions and provide a revision date upon resubmittal. Provide a transmittal response letter addressing all unresolved

August 22, 2022 Page 1 of 2

PERMIT CORRECTIONS REPORT (BLDNR-039135-2022)

comments, identifying how the corrections were made, & stating where the corrections are located on the plans.

Correction: General - Nikita Moye (8/19/22) - Not Resolved

Comments: Submit site plan showing setbacks of addition(s) measured/dimensioned from property lines. UDO Sec.2.2.4.B. Refer to UDO Chapter 12 definition of site plan.

Correction: General - Nikita Moye (8/19/22) - Not Resolved

Comments: Submit elevation drawing showing addition height measured from average grade. UDO Sec. 1.5.7A.

Correction: Mechanical Equipment Screening compliance required - Nikita Maye (8/19/22) - Not Resolved

Comments: Submit site plan showing how the proposed Mechanical Equipment adheres to the screening requirements of UDO Sec 7.2.5.D.

ES - Stormwater v.1

*Requires Re-submit Molly Zahorian Ph; 919-996-3970 email: molly.zahorian@raleighnc.gov

ES - Stormwater

Correction: Compliance with Quality and Runoff - Molly Zahorian (8/17/22) - Not Resolved

Comments: Demonstrate how the proposed development will comply with UDO 9.2 with respect to water quality and runoff regulations.

Correction: Limits of Disturbance - Molly Zahorian (8/18/22) - Not Resolved

Comments: Revise drawings to clearly label the limits of disturbance and quantify the amount of land disturbance in square feet. UDO 9.4.4.A.1.

All LOD needs to be connected, needs to contain space for work, and needs to show a staging and storage area.

Correction: Other - Molly Zahorian (8/18/22) - Not Resolved

Comments: If the limits of disturbance exceed 12,000 sf, this needs to be an SPR submittal.

FD - Fire Protection v.1 Kareem Kashmiry Ph: (919) 996-2189 email: *Approved Kareem Kashmiry@raleighnc.gov FD - Fire Protection IT - Addressing v.1 *Approved Heather Paxson Ph: 919-996-6912 email: Heather.Paxson@raleighnc.gov IT - Addressing PU - Public Utilities v. 1 *Requires Re-submit ... Jordan McAdams email: Jordan McAdams@raleighnc.gov

PU - Public Utilities

Correction: General - Jordan McAdams (8/19/22) - Not Resolved

Comments: The back flow preventer for the building needs to be shown on the plumbing plans.

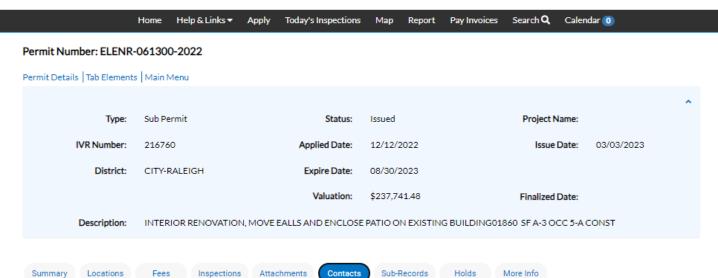
Correction: General - Jordan McAdams (8/19/22) - Not Resolved

Comments: Please obtain an APPROVED Certificate of Compliance for backflow prevention devices, fill out an online application at https://www.raleighnc.gov/services/content/PubUtIAdmin/Articles/CrossConnectionControl/Program.html -obtain this approval from the Cross Connection Group, the approval should be digitally affixed to building plans to remain in effect until the next scheduled test date. Email cross.connection@raleighnc.gov or phone (919) 996-2747 for more information.

August 22, 2022 Page 2 of 2







Contacts | Next Tab | Permit Details | Main Menu

Contacts

Sort Type 🗸

Туре	Company	First Name	Last Name	Title	Confirmation	Billing	Remove
Applicant	AMERICAN ENTERPRISES, LLC	Kim	Oakley		N/A	Yes	You are not an authorized contact
Electrical Contractor	NES ELECTRICAL COMPANY				N/A	No	You are not an authorized contact
General Contractor	AMERICAN	Kim	Oakley		N/A	No	You are not
General Contractor	AMERICAN ENTERPRISES, LLC	Kim	Oakley		N/A	No	You are not an authorized contact
Mechanical Contractor	WILLIAMS HEATING AND AIR	Franklin	Williams		N/A	No	You are not an authorized contact
Owner	WILDWOODS OF LAKE JOHNSON LLC				N/A	Yes	You are not an authorized contact
Results per page 10	1-5of5 << <	1 > >>					