

June 29, 2023

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 residents.

1. On **May 2, 2022**, Wildwoods applied for a [permit](#) 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:
  - pool
  - fitness center
  - grilling and party/gathering area
  - porch swing
  - laundry center
  - public restrooms, etc.
2. On **July 29, 2022**, Wildwoods applied corrections to the [permit](#), <sup>\*\*</sup>listing Contractors for all General, Electrical, Plumbing, Mechanical<sup>\*\*</sup>  
Special Note: 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]*

The Implications 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 23<sup>rd</sup> 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 13<sup>th</sup> “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*).

**Permit Number: ZONE-023348-2022**[Permit Details](#) | [Tab Elements](#) | [Main Menu](#)

**Type:** Site Plan Tier Verification **Status:** Submitted - Online **Project Name:**

**IVR Number:** 177218 **Applied Date:** 05/02/2022 **Issue Date:**

**District:** CITY-RALEIGH **Expire Date:**

**Finalized Date:**

**Description:** Renovate and add addition on Clubhouse. Current and proposed use is Assembly.

[Summary](#) [Locations](#) [Fees](#) [Reviews](#) [Attachments](#) [Contacts](#) [Sub-Records](#) [More Info](#)**Plan Review [Zoning | Site Plan Tier Verification]**

Submittal Status	Received Date	Due Date	Completed Date
*Approved	05/02/2022	05/05/2022	05/20/2022

**✓ DS - Zoning Site • \*Approved • Lobo Martha • Completed : 05/20/2022**

Due Date	Completed Date
05/05/2022	05/20/2022

**Comment**

Based on the information provided, the proposed addition of 1,296 square feet is no greater than 4,000 square feet or 10% of the existing square footage, therefore adheres to a Tier One Site Plan as per UDO Section 10.2.8.B.1.a.i. To submit for review and obtaining permit(s) for construction, refer to the following webpage(s) at RaleighNC.gov for submittal guidance: - How to get a Non-Residential Permit.



## 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  
**SQUARE FEET:** 0.00  
**DESCRIPTION:** INTERIOR RENOVATION, MOVE EALLS AND ENCLC  
**EXPIRATION DATE:**  
**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 100 Raleigh, NC 27675
Mechanical Contractor	Franklin Williams	WILLIAMS HEATING AND AIR	
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		
DS - CSC Plan Intake [Non-Residential] v.1	*Approved	Celia McCoy Ph: (919) 996-2571 email: Celia.McCoy@raleighnc.gov
DS - CSC Plan Intake [Non-Residential]		
DS - Electrical [Non-Residential] v.1	*Requires Re-submit	Ron Kelly Ph: (919) 996-2621 email: Ronald.Kelly@raleighnc.gov
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	*Requires Re-submit	William Price Ph: 919-996-2190 email: William.Price@raleighnc.gov
DS - Plumbing [Non-Residential] 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		

## PERMIT CORRECTIONS REPORT (BLDNR-039135-2022)

<p>comments, identifying how the corrections were made, &amp; stating where the corrections are located on the plans.</p> <p>Correction: General - Nikita Moye (8/19/22) - Not Resolved</p> <p>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.</p> <p>Correction: General - Nikita Moye (8/19/22) - Not Resolved</p> <p>Comments: Submit elevation drawing showing addition height measured from average grade. UDO Sec.1.5.7A</p> <p>Correction: Mechanical Equipment Screening compliance required - Nikita Moye (8/19/22) - Not Resolved</p> <p>Comments: Submit site plan showing how the proposed Mechanical Equipment adheres to the screening requirements of UDO Sec.7.2.5.D.</p>		
ES - Stormwater v.1	*Requires Re-submit	Molly Zahorian Ph: 919-996-3970 email: molly.zahorian@raleighnc.gov
ES - Stormwater		
<p>Correction: Compliance with Quality and Runoff - Molly Zahorian (8/17/22) - Not Resolved</p> <p>Comments: Demonstrate how the proposed development will comply with UDO 9.2 with respect to water quality and runoff regulations.</p> <p>Correction: Limits of Disturbance - Molly Zahorian (8/18/22) - Not Resolved</p> <p>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.</p> <p>All LOD needs to be connected, needs to contain space for work, and needs to show a staging and storage area.</p> <p>Correction: Other - Molly Zahorian (8/18/22) - Not Resolved</p> <p>Comments: If the limits of disturbance exceed 12,000 sf, this needs to be an SPR submittal.</p>		
FD - Fire Protection v.1	*Approved	Kareem Kashmery Ph: (919) 996-2189 email: Kareem.Kashmery@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		
<p>Correction: General - Jordan McAdams (8/19/22) - Not Resolved</p> <p>Comments: The back flow preventer for the building needs to be shown on the plumbing plans.</p> <p>Correction: General - Jordan McAdams (8/19/22) - Not Resolved</p> <p>Comments: Please obtain an APPROVED Certificate of Compliance for backflow prevention devices, fill out an online application at <a href="https://www.raleighnc.gov/services/content/PUBUtilAdmin/Articles/CrossConnectionControlProgram.html">https://www.raleighnc.gov/services/content/PUBUtilAdmin/Articles/CrossConnectionControlProgram.html</a> -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.</p>		

Permit Number: ELENR-061300-2022

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**Type:** Sub Permit      **Status:** Issued      **Project Name:**  
**IVR Number:** 216760      **Applied Date:** 12/12/2022      **Issue Date:** 03/03/2023  
**District:** CITY-RALEIGH      **Expire Date:** 08/30/2023  
**Valuation:** \$237,741.48      **Finalized Date:**  
**Description:** INTERIOR RENOVATION, MOVE EALLS AND ENCLOSE PATIO ON EXISTING BUILDING01860 SFA-3 OCC 5-A CONST

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Contacts

Sort Type ▾

Type	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

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