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**To:** [PCD](#)  
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**Subject:** Wintergreen Development  
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Dear Planning Commissioners,

I spoke with Michael Fratus, Director of Operations for the Visconsi Company today.

At this point the Visconsi Company is responsible for the roads in Wintergreen, the vacant lots there, and the responsibility of maintaining Polly's Lane dating from the easement #200309190196, recorded in Kitsap County in 2003. The terms of the easement include road and curb maintenance to be "binding upon the heirs, successors, and assigns of the parties hereto and shall constitute a covenant. . . "

Michael Fratus is not sure who becomes responsible for the maintenance of Polly's Lane when the remaining property is sold. With four separate entities—Key Bank, Walgreens, Virginia Mason, and Wintergreen Townhomes or some other development, who is responsible to carry out these obligations?

Other responsibilities dating from the Hearing Examiner's report included maintaining landscaping along the extension of Polly's Lane. The storm drains on Polly's Lane drain into the Stonecress detention pond and must be cleaned from time to time. Storm runoff from the Visconsi property is discharged into the Stonecress wetlands and that equipment must also be maintained.

Please make sure these responsibilities are spelled out in the covenants associated with the new development.

Sincerely,

Linda Andrews  
719 Daylily Lane