



March 26, 2024

Subject: Concrete Repair in Alleyway

Dear Townsend Village Homeowners,

Structural concrete work is scheduled to begin April 24th, 2024. The primary work locations are in the alleyway behind Cromwell Ct. and Trowbridge Cir. An additional repair is scheduled for the ADA sidewalk pad located near the intersection of Cromwell Ct. and Mannheim Dr. at the Eastern point of entry of the same section of alleyway.

Due to the location of work and the nature of concrete cure time, access to this alleyway will be closed for seven days. The closure will encompass the repair period and the time it takes for the concrete to fully cure.

Please refer to the map for details of the affected area that has been uploaded to our website.

During the repair period, homeowners with rear-access driveways on Cromwell Ct, Trowbridge Cir, and some homes on Mannheim Dr. will not have access to their driveways/garages. They therefore will need to make arrangements to park on the street. Please be courteous to your neighbors. We recognize that the neighborhood will be highly congested. Please do your best to park in front of your residences.

The Townsend Village HOA BOD is working to facilitate or arrange the following to reduce congestion:

Bus pickup will occur outside of the neighborhood while the alleyways are closed. Please be aware that bus pickup and drop-off will occur at the neighborhood entrance.

Trash service will be skipped on April 26th and April 30th. Please make the necessary arrangements and preparations. Normal trash collections will resume on Friday, May 3rd.

Trowbridge Cir should be considered **one-way** and used as an exit-only route past the intersection of Trowbridge Cir and Mannheim Dr.

The main gates on Mannheim Dr will be held open; however, the gates on Trowbridge Cir. will remain closed to prevent Trowbridge Cir from being used as a point of entry.

Parking violations for homes that are not impacted by alleyway closers will be heavily enforced during this period.

If you have any questions or concerns, please do not hesitate to contact us through the community website at <https://www.townsendvillagehoa.com/contact-us.aspx>

Thank you for your cooperation and understanding.



Area 2



Throwbridge Cir

No Vehicle Access

No Vehicle Access

Cromwell Ct

Area 3



Area 1

Throwbridge Cir

Mannheim Dr

Mannheim Dr

School
Bus pick
up/Drop
off