

# COUNTY OF YORK

## MEMORANDUM

**DATE:** June 23, 2023  
**TO:** York County Board of Supervisors  
**FROM:** Mark L. Bellamy, Jr., Deputy County Administrator  
**SUBJECT:** Burgess Quarters Update



At the June 20 Board meeting, Mr. Green requested a follow-up on the status of the Burgess Quarters development project. Richard Sutton, from the Department of Public Works, and Susan Kassel, Director of Planning and Development Services, met with the developer to share with them the concerns of the community. Mr. Kennedy shared some of those concerns with you, as well as photos, in his email dated June 12, 2023. The common areas have been graded, seeded, and debris removed. The construction on the sidewalk has begun. I am told the fixtures, such as benches and a gazebo, are on order. It is likely that the fixtures will be impacted by supply chain issues, but the effort to secure them is being made. I have included photos of the area taken June 23, 2023.

I would like to thank Ms. Kassel and Mr. Sutton for their efforts to support the community. We will continue to update the Board as additional details are received.



Bellamy/3309

Attachment:

- Email Correspondence from Alan Kennedy dated June 12, 2023

## Bellamy, Mark

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**From:** Kennedy, Alan <[redacted]>  
**Sent:** Monday, June 12, 2023 4:02 PM  
**To:** Zaremba, Walter C.; Noll, Sheila S.; Green, Chad; Roane, Stephen; Shepperd, Thomas  
**Cc:** Brooks Johnson; Jeff Hodgson; [redacted]; Tim Grueter; [redacted]; Morgan, Neil; Bellamy, Mark; Sutton, Richard; Kassel, Susan; Anderson, Earl; Aubut, Caitlin; Brogan, Joe; Cross, Tim; Daniel, William; Fowler, Trevor; Gaydos, Vicki; Higgins, Mary; Krieger, Robert; Reid Killen; Ross Morgan; Sgroi, Jeanne; Slaughter, Faressa; Tartabini, Cathy; Walters, Robert; Hill, Richard; Wroten, Kelly; Victoria; Andrea Vanessa; borevell; danielcarter; [redacted]; laciemtart; [redacted]; nicknguyen245; [redacted]; patelacor; yeomancs; [redacted]; Doug Lambert; Colleen Blair; [redacted]; cwbrummell; dagger923; [redacted]; ipongrant

**Subject:** RE: Burgesses Quarters  
**Attachments:** BQ\_photo\_hazards.jpg; BQ\_photo\_runoff.jpg; Burgesses Quarters Notice to Comply.pdf

Dear York County Supervisors,

The day after I last wrote you, York County DPW inspected Burgesses Quarters and Richard Sutton issued a formal Notice of Compliance (attached) to the developers, who include Jeff Hodgson and Brooks Johnson. Our community is grateful to Mr. Sutton for responding to the hazardous conditions and runoff damage caused by the developers' deficiencies and their ongoing breach of basic legal obligations.

Yet despite returning last week to grade the unfinished common areas, the developers still have not removed the piles of broken boards with protruding nails and rusty metal rods, which continue to block the sidewalk, in our 97 home community with many young children. The developers still have not provided a timeline for completion, nor put grass sod on private property damaged due to their negligence.

The developers' contractors did not return today and it is not known when they will. We are concerned by lack of communication from the developers and their management company, Town Management, and request updates from York County as we are kept in the dark. The developers' repeated extension requests since their 2019 deadline, without concern for community safety, do not lend confidence.

As homeowners, we appreciate York County's assurances that the \$1 million surety bonds will not be released prematurely. Thank you.

Very Respectfully,

Alan Kennedy

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**From:** [Alan Kennedy](#)  
**Sent:** Thursday, May 25, 2023 12:18 PM  
**To:** [zaremba@yorkcounty.gov](mailto:zaremba@yorkcounty.gov); [noll@yorkcounty.gov](mailto:noll@yorkcounty.gov); [chad.green@yorkcounty.gov](mailto:chad.green@yorkcounty.gov); [stephen.roane@yorkcounty.gov](mailto:stephen.roane@yorkcounty.gov); [shepperd@yorkcounty.gov](mailto:shepperd@yorkcounty.gov)  
**Cc:** [Brooks Johnson](#); [Jeff Hodgson](#); [jeff.hodgson@harmonycompanies.com](mailto:jeff.hodgson@harmonycompanies.com); [Anderson, Earl](#); [Aubut, Caitlin](#); [Brogan, Joe](#); [Cross, Tim](#); [Daniel, William](#); [Fowler, Trevor](#); [Gaydos, Vicki](#); [Higgins, Mary](#); [Kassel, Susan](#); [Krieger, Robert](#); [Reid Killen](#); [Ross Morgan](#); [Sgroi, Jeanne](#); [Slaughter, Faressa](#); [Sutton, Richard](#); [Tartabini, Cathy](#); [Walters, Robert](#); [richard.hill@yorkcounty.gov](mailto:richard.hill@yorkcounty.gov); [Tim Grueter](#); [danielle](#); [randy](#); [Victoria](#)

[Andrea Vanessa](#); [borevell](#); [danielcarter](#); [laciemtart](#); [nicknguyen](#);  
[patelaco](#); [romancs](#); [Doug Lambert](#); [tapongrant](#); [emsmith](#)

**Subject:** Re: Burgesses Quarters

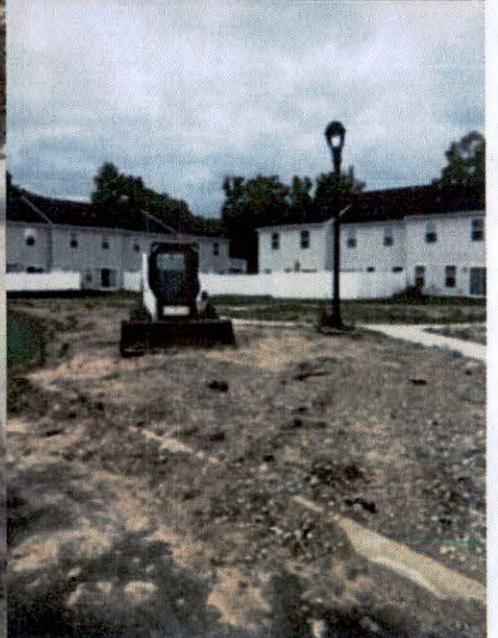
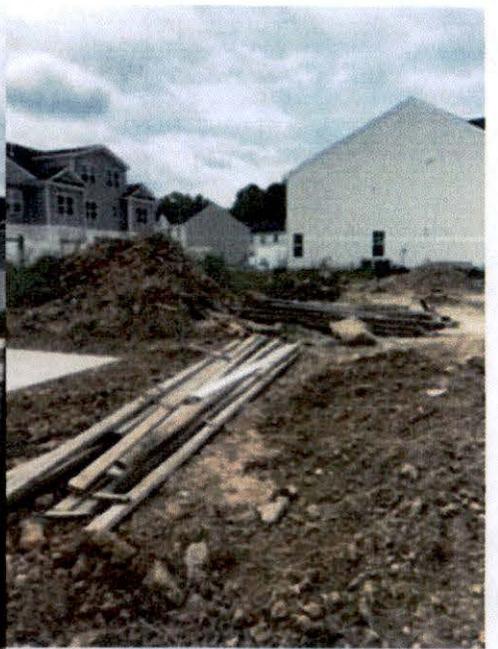
Dear York County Supervisors,

I write to amplify concerns raised these past three months by numerous homeowners in Burgesses Quarters in York County. As my neighbors Andrea and Victoria pointed out, "deficiencies" and "breach" of basic legal obligations by the deadbeat developer have created a "dangerous" living environment for residents of our community, especially since many of us have young children. Contractors did 2 days of work these past 6 months, and then abandoned our community again with no timeline for completion of a project that is more than 4 years past the original deadline.

Photos taken today reveal broken boards in muddy common areas; piles of rusty metal rods, cinderblocks, cigarette butts, and construction trash; exposed electrical wires on a streetlight taken down by contractors; and runoff from common areas to private property that gets worse with every storm. We have emailed and called the developers and management company for months. Just this morning, the developer Jeff Hodgson said in response to a request for a timeline: "Construction is a bitch." Obviously, this is shocking, unprofessional, and a sign that York County should revoke the surety bonds from Towne Bank and finish construction.

Very Respectfully,

Alan Kennedy







On May 24, 2023, at 8:37 PM, Victoria <victoriamwillems@gmail.com> wrote:

Hello,

As a mother, I'd like to echo Andrea's sentiments below.

In addition to the questions she has requested answers for, I'd also like to request the following information as soon as possible from the management team running our HOA.

- Financial Reports
- Annual Budget Report
- Reserves Summary
- Vendor Contracts
- Board Meeting Agendas and Minutes
- HOA Membership Lists
- HOA Tax Returns
- Governing Documents
- HOA Rule Changes or Amendments
- Plans for Capital Improvement Projects

We'd like to better understand the breakdown of our quarterly fees and what they are currently being used for.

Thank you,  
Victoria

On Wed, May 24, 2023 at 8:28 PM Andrea Vanessa <\_\_\_\_\_> wrote:

Good Evening,

As everyone on here is quite tired of waiting on your updates of little to no progress let me remind you that this community has a huge amount of children. This neighborhood is currently unsafe for our children to be playing. The roads are filled with gravel that was left behind, the side walks are blocked but giant rocks, little rocks or dirt and gravel from running off dirt from previous rain or even this metal sign in the middle of the side walk... Are you overseeing any of this? Are you not appalled that this project has your name written on it and nothing is being done? A community of neighbors should not be begging and pleading to get the neighborhood finished it is just not our job! But unfortunately the job isn't being done so here we are weeks after weeks asking when this shameful looking

neighborhood going to be done and look like it was promised to look ? We pay SO MUCH for HOA fees for you all to be just pocketing all of it. I am fed up to be frank. If you are unable to complete this project, step down and give this project to someone more capable of getting the job done.

Andrea Millan-Nguyen

<IMG\_0686.jpg>

On Tue, May 16, 2023 at 10:31 AM Kennedy, Alan < > wrote:

As we await updates from the developers, adding new Towne Bank contacts at their request, and another concerned homeowner.

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**From:** [Kennedy, Alan](#)  
**Sent:** Monday, May 15, 2023 9:52 AM  
**To:** [Jeff Hodgson](#); [Brooks Johnson](#); [jeff.hodgson](#)  
**Cc:** [Higgins, Mary](#); [Daniel, William](#); [Sutton, Richard](#); [Brogan, Joe](#); [Walters, Robert](#); [Slaughter, Faressa](#); [Gaydos, Vicki](#); [Aubut, Caitlin](#); [Tartabini, Cathy](#); [Cross, Tim](#); [Anderson, Earl](#); [Sgroi, Jeanne](#); [Kassel, Susan](#); [Krieger, Robert](#); [Doug Lambert](#); [Tim Grueter](#); [borevell](#); [danielle](#); [nea.0328](#); [iicknguyen245](#); [patelaco](#); [andy](#); [Fowler, Trevor](#); [Victoria](#); [tapongrant](#); [anne.conner](#); [yeomancs](#); [danielcarter508](#)  
**Subject:** RE: Burgesses Quarters

Dear Mr. Hodgson and Mr. Johnson,

Here in Burgesses Quarters, we were glad to see crews and equipment finally show up Friday, after my last email, for common area grading and concrete. As it is more than 4 years overdue, we hope work will continue until completed and inspected by York County.

Adding 2 more homeowners upon request. I appreciate the community, York County, and Towne Bank for spurring developers to act.

Thanks,

Alan Kennedy

**From:** [Kennedy, Alan](#)

**Sent:** Friday, May 12, 2023 12:51 PM

**To:** [Jeff Hodgson](#); [Brooks Johnson](#); [jeff.hodgson](#)

**Cc:** [Higgins, Mary](#); [Daniel, William](#); [Sutton, Richard](#); [Brogan, Joe](#); [Walters, Robert](#); [Slaughter, Faressa](#); [Gaydos, Vicki](#); [Aubut, Caitlin](#); [Tartabini, Cathy](#); [Cross, Tim](#); [Anderson, Earl](#); [Sgroi, Jeanne](#); [Kassel, Susan](#); [Krieger, Robert](#); [Doug Lambert](#); [Tim Grueter](#); [borevell](#); [danielle\(](#) [.net](#); [nea\(](#) [nicknguyen](#)  
[patelaco](#) [idy](#) [Fowler, Trevor](#); [Victoria](#); [tapongrant](#)  
[anne.conner](#)

**Subject:** RE: Burgesses Quarters

Dear Mr. Hodgson and Mr. Johnson,

Either your contractors are not being honest with you or you are not being honest with us. There were no crews "onsite" on Wednesday, for "grading" or anything else, and no "concrete" contractors have shown up at Burgesses Quarters today to work on common area sidewalks.

In fact, no "crews" have been "onsite" since the partial paving of the sidewalks nearly 6 months ago. There has been no progress since. For the community's benefit, attached is the York County surety letter describing "deficiencies." It also states that terms were "breached."

Since neither York County nor community concerns have prompted completion, also copied is Towne Bank, which holds the letter of credit. We are tired of receiving empty promises, and kindly request accurate updates and specific timeline of when completion can be expected.

Thanks,

Alan Kennedy

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**From:** [Jeff Hodgson](#)

**Sent:** Wednesday, May 10, 2023 10:30 AM

**To:** [Brooks Johnson](#); [jeff.hodgson](#) [Alan Kennedy](#)

**Cc:** [Higgins, Mary](#); [Daniel, William](#); [Sutton, Richard](#); [Brogan, Joe](#); [Walters, Robert](#); [Slaughter, Faressa](#); [Gaydos, Vicki](#); [Aubut, Caitlin](#); [Tartabini, Cathy](#); [Cross, Tim](#); [Anderson, Earl](#); [Sgroi, Jeanne](#); [Kassel, Susan](#); [Krieger, Robert](#); [Doug Lambert](#); [Tim Grueter](#); [borevell](#); [danielle](#) [nea.0328](#) [nicknguyen](#)  
[patelaco](#) [idy](#) [Fowler, Trevor](#); [Victoria](#); [tapongrant](#)

**Subject:** Re: Burgesses Quarters

Alan,

Crews will be onsite today doing grading and concrete is scheduled for Friday and Monday for the common area sidewalks between the homes. Immediately after, connecting sidewalks will be installed around the mailboxes and down Chelsea. Once Sidewalks are completed we will be installing the benches, picnic tables and bike racks.

I am also in the process of getting the painted street stop bars scheduled.

**Jeff Hodgson**

E: \_\_\_\_\_

On Tuesday, May 9, 2023 at 03:10:37 PM EDT, Alan Kennedy · wrote:

Dear Mr. Hodgson and Mr. Johnson,

What is the status of the concrete work that has not been completed, the landscaping of common areas and stormwater remediation?

It has been two weeks since your last email and there has been no sign of contractors or equipment here at Burgesses Quarters. We would like a timeline and date of completion.

We understand that York County indicated that a Notice of Compliance may be issued, and that surety deposits may be withheld, given the ongoing damage from runoff and lack of any sign of construction in months.

Thanks,

Alan Kennedy

On May 1, 2023, at 12:05 PM, Higgins, Mary <[mary.higgins@yorkcounty.gov](mailto:mary.higgins@yorkcounty.gov)> wrote:

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**From:** Victoria <[victoriamwillems](mailto:victoriamwillems)>  
**Sent:** Monday, May 1, 2023 11:12 AM  
**To:** Alan Kennedy ; Jeff Hodgson <[hodgsonjl](mailto:hodgsonjl)>  
**Cc:** Brooks Johnson <[brooks.johnson](mailto:brooks.johnson)>; Doug Lambert <[douglambert56](mailto:douglambert56)>; Tim Grueter <[tim](mailto:tim)>; borevell <[borevell](mailto:borevell)>; danielle <[eff.hodgson](mailto:eff.hodgson)>  
Higgins, Mary <[mary.higgins@yorkcounty.gov](mailto:mary.higgins@yorkcounty.gov)>; nea.0328 <[nea.0328](mailto:nea.0328)>  
[nicknguyen245](mailto:nicknguyen245) <[nicknguyen245](mailto:nicknguyen245)>; [randy](mailto:randy) <[randy](mailto:randy)>  
[tapongrant](mailto:tapongrant) <[tapongrant](mailto:tapongrant)>; Fowler, Trevor <[Trevor.Fowler](mailto:Trevor.Fowler)>  
**Subject:** [EXTERNAL] Re: Burgesses Quarters

Hello,

Adding another resident to this conversation for visibility and transparency. Please keep us updated on the status of the equipment per Alan's last email.

Thank you,

Victoria

On Fri, Apr 28, 2023 at 11:28 AM Alan Kennedy <[alan.kennedy](mailto:alan.kennedy)> wrote:

Good Morning Mr. Hodgson,

Neither my neighbors nor I have not seen any equipment, but we look forward to receiving a status report on Monday. Please note that Town Management's VP Tim Grueter finally responded today for the first time, after 13 emails over 2 months, and passed the buck to York County, who I have alerted (copied):

Good morning,

These are developer issues, that are not the responsibility of the HOA. As a community that is under development these issues will be handle by the developer, inspected by the County, and then the Association will hire an engineering firm to confirm that everything is included from the plans, prior to acceptance. The Developers have not provided the Association or Town Management with plans, contracts, or vendor information on these projects as they are not the Associations responsibilities. Please refrain from including Town Management members on your personal correspondences with the Developer, as we have no control over the projects that are under construction.

Thank you,

**Tim Grueter**

**Vice President, CMCA, AMS**

**Town Management, LLC**

I am attaching new photos of the unfinished common areas, the stormwater runoff (rain, mud, debris, trash) from which continues to damage to my property and my neighbors.

Finally, to both you and Town Management, please consider this a request for continuous notices of HOA Board meetings, recognizing that the HOA is still controlled by developer, and membership list and addresses, as well as copies of the "plans" and "contracts" that Town Management claims it does not have.

Please confirm receipt. Thank you.

Very Respectfully,

Alan Kennedy

757.707.6077

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<image006.jpg>

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On Apr 27, 2023, at 2:47 PM, Jeff Hodgson <\_\_\_\_\_> wrote:

Hi Alan,

Their equipment should be on site. I plan to travel up there first of the week to check on progress.

**Jeff Hodgson**

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On Tuesday, April 25, 2023 at 02:59:10 PM EDT, Alan Kennedy <\_\_\_\_\_> wrote:

Good Afternoon Mr. Hodgson,

When will contractors start work? We have not seen anyone or equipment yet. Would you please provide us periodic updates?

Adding Danielle Cook, the property manager who Town Management said today replaced Tim Grueter from Town Management.

Very Respectfully,

Alan Kennedy

On Apr 24, 2023, at 5:43 PM, Jeff Hodgson < > wrote:

Email received. Contractor told me this morning that their equipment will be delivered on site at noon tomorrow.

[Sent from Yahoo Mail on Android](#)

On Mon, Apr 24, 2023 at 3:28 PM, Tap on Grant

<[tapongrant](#)> wrote:

Just making sure my email was received. Also adding another concerned neighbor.

On Apr 22, 2023, at 11:39 AM, Alan Kennedy < > wrote:

Adding another neighbor to conversation...

On Apr 21, 2023, at 3:00 PM, Tap on Grant <[tapongrant](#)> wrote:

Good Afternoon Mr. Hodgson,

I enjoyed meeting you on April 5, and seeing your plans for landscaping. Just following up to ask when the work will be done? For transparency, would you please send us a copy of the concrete and landscaping contracts? Thank you.

Very Respectfully,

Alan Kennedy

757.707.6077

On Apr 4, 2023, at 4:30 PM, Jeff Hodgson <[hodgsonjl](#)> wrote:

Mr. Kennedy,

I will be on-site tomorrow morning at 8:30 to meet with our concrete contractor and hopefully the landscaping contractor. I will have plans with me and will be happy to show you the items we are currently working on. I will be in a white Ford F150.

**Jeff Hodgson**

On Monday, April 3, 2023 at 10:21:30 AM EDT, Kennedy, Alan <[tapongrant@...](mailto:tapongrant@...)> wrote:

Good Morning Mr. Hodgson,

Following up on your March 23, 2023 email, would you please let us know the status and timeline for finishing the Burgesses Quarters sidewalks and common areas, as well as cleaning up and remedying the continuing, consequential damage to our property, which gets worse each time it rains. I am copying additional neighbors who are concerned by lack of progress and would like updates. Thank you.

Very Respectfully,

Alan Kennedy

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**From:** [Alan Kennedy](#)

**Sent:** Thursday, March 23, 2023 6:15 PM

**To:** [Jeff Hodgson](#)

**Cc:** [Tap on Grant](#); [Brooks Johnson](#); [Tim Grueter](#); [jeff.hodgson@...](mailto:jeff.hodgson@...)

[Joug Lambert](#)

**Subject:** Re: Burgesses Quarters

Thank you for the update.

On Mar 23, 2023, at 4:56 PM, Jeff Hodgson <[redacted]> wrote:

Just wanted to keep everyone in the loop. I have been on our concrete sub to hurry and finish the sidewalks so I can get the landscaping completed. He wasn't responding to phone calls but was able to get this text from him yesterday. I will keep everyone posted as I soon as I get a firm commitment.

<1679604774818blob.jpg>

**Jeff Hodgson**

On Friday, March 17, 2023 at 01:32:53 PM EDT, Jeff Hodgson <[redacted]> wrote:

I was onsite last Friday with the sidewalk contractor and the contractor for construction of the Gazebo. Sidewalks were scheduled to start this past Monday but I was contacted first of the week by the contractor and informed that he was really sick. Plan is for him to be back on site next week. As soon as the sidewalks are completed, we will have the landscape contractor in to grade, seed and plant additional trees.

**Jeff Hodgson**

On Friday, March 17, 2023 at 12:57:42 PM EDT, Tap on Grant <[redacted]> wrote:

Dear Mr. Hodgson,

Thank you for your email on March 3, 2023, and speaking with me by telephone that day. I am following up because today is March 17, 2023, and there has been no sign of active construction, either by your company or by Ryan Homes, since then. Meanwhile, as we discussed, each time it rains the erosion of mud, trash, and debris, from the adjacent common area onto our property worsens. What is the timeline for your company to complete the sidewalks/common areas, and the promised restoration of our property? My neighbors and I are growing increasingly concerned about lack of follow-through.

Very Respectfully,

Alan Kennedy

On Mar 3, 2023, at 2:13 PM, Jeff Hodgson < > wrote:

Mr. Kennedy,

We just recently completed the asphalt and sidewalks could not be completed until Ryan Homes vacated their lay-down yard at the end of Two Penny Place. This just happened in the past couple weeks and sidewalks were scheduled for this week but have been pushed until next week due to the rain. As soon as the sidewalks are finished we will have the disturbed areas graded and seeded. The community gazebo has been designed and contractors are being interviewed now for its construction. We apologize for the delay but we have had several circumstances outside of our control delaying moving forward.

**Jeff Hodgson**

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Dear Mr. Johnson and Mr. Hodgson,

Last May, we moved into our new home at [116 Stegg St, Williamsburg, VA 23185](#). Your company, the Developer of our subdivision, finally poured sidewalks and paths a couple months ago, but neglected to complete the common area behind our home and failed to finish parts of the sidewalks. Since then, no construction work has been visible. Failure of the Developer to complete the common area caused the common area behind our home to turn into a mud pit every time it rains, such as today, washing unwanted mud, trash, and debris onto our property, and washing away and killing our grass. Ryan Homes (copied) and Town Management (copied) have both acknowledged this damage to our property, but said that it is the Developer's liability and responsibility to fix. Town Management also said that they received no date of expected completion of the common area and no date when the subdivision will be turned over to the homeowners like us to control the HOA. As I have requested from Ryan Homes and Town Management for weeks, I request that all damage to our property be remedied and the adjacent common area be completed as Developer's failure to complete it has caused and continues to cause ongoing damage to our property. Please acknowledge receipt, due to harms which were foreseeable and preventable, and are ongoing. Thank you.

Very Respectfully,

Alan Kennedy

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Sent from iPhone

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Sent from iPhone

# COUNTY OF YORK

## MEMORANDUM

**DATE:** June 23, 2023

**TO:** York County Board of Supervisors

**FROM:** Mark L. Bellamy, Jr., Deputy County Administrator 

**SUBJECT:** Princess Cruises Update

At the June 20 Board meeting, Mr. Green requested a follow-up on the status of the Princess Cruises 2024 Yorktown pilot program. In the memo dated April 28, 2023, the Board was updated on Princess Cruises' preparations and port research, preliminary planning, and coordination for the pilot program that is underway with a timeline of activities.

Since the last update, the County leadership has continued their discussions with the Princess Representatives. The County met with the company President, John Padgett, and team members this past week. We received important information that will help us finalize community meeting plans, the anchorage location (dark circle area on attached map), port of call dates, and the finalization of maritime and shoreside operations for the potential 2024 visits. While a number of details still need to be finalized, we are encouraged by their commitment to make this a successful partnership.

Given the status of the state budget, we still have no information regarding any possible grant funding and will need to await further developments regarding a permanent facility suggested for the future. We will continue to update the Board of Supervisors with additional details as they develop.

Olsen/3525

Attachment:

- Proposed Anchorage Location Map

