

**From:** Therah Business Manager [REDACTED]  
**Sent:** Friday, July 1, 2022 4:08 PM  
**To:** Jane Wolverton; Tahirih Rockafella; Dan Rogers  
**Cc:** Therah Chair; B. Olds  
**Subject:** Therah Village concerns re: Crystal Mtn development proposal

To The LTC

From Therah Village Developments

Therah's Board of Directors would like to formally submit their concerns regarding the potential impact of Crystal Mountain's retreat development proposal on water reserves and supply at Therah and upon Therah's gravel easement road. Therah is a growing community with 29 shareholder sites many of whom are avid gardeners and rely on local water supply.

The wetlands that feed through adjacent lands and directly into Therah's agricultural area and riparian areas can be directly affected by changes to the water use and consumption further "upstream" at Crystal Mountain's lands. We are aware that their proposal for a large retreat development is being considered for approval. We are also aware that several experts have stated that the suggested water usage in the proposal is seriously underestimated. It has been suggested that the proposed development could affect wells in neighboring properties, including Therah. Similar concerns have been raised by other neighbors abutting Crystal Mountain and affected by the same wetlands and watercourse as Therah.

As an additional concern, Therah holds the easement for the road running from the end of public Cook Road to Therah's gate at the north, just past the easement past the Bongertman's and Friends, accessing Crystal Mountain's lands from the east. Crystal Mountain's owner, members and guests have been trespassing on Therah's easement road and using without permission for some time. Crystal Mountain has no easement agreement with Therah and does not have permission to use its easement road and a letter has been sent to them to that effect.

Recently, there has been a growing concern about Crystal Mountain's unapproved and inappropriate use of Therah's easement road by members and guests. The Bongertman's have confirmed that there has been a large, regular increase of vehicle traffic coming through Therah's easement road, onto the Bongertman's (without their permission) and on to Crystal Mountain's lands.

Therah is currently covering all costs for maintaining this easement road and maintenance crews have reported that traffic has grown significantly, with most of that traffic appearing to be travelling to Crystal Mountain. It has been noted that the increased traffic has definitely affected the wear and tear on the road and increased maintenance costs significantly. Therah's Board of Directors is concerned about the potential increase in trespassing and difficulty with managing this situation should Crystal Mountain's proposal be approved without addressing these concerns.

Please add our concerns to the formal record and as information for discussion at any upcoming community meeting or LTC discussions.

On behalf of the Therah Board of Directors

Thank you,

Michele Cantelon  
Business Manager  
Therah Village

