

Letter in regard to Notting Hill Zoning Changes

Case Number: 18DEVPLAN1132

Case Manager: Jay Lockett

Residents of Villas of Chadwick in Notting Hill: Jill and Chris Waldeck

To start this letter, I want to express my concerns about the developer, Scott Welch not sending the residents of the Villas of Chadwick and our HOA the information regarding this development change and meeting time and place until last minute. I heard he sent the information to Notting Hill HOA, (a separate HOA from the Villas) which he still is in charge of. So in essence, he sent the information to himself. I did not receive my letter regarding this meeting until this past Friday, September 21st and the meeting is scheduled for the 27th. So I received my information with less than a week's notice. That initial letter should have gone to the Villas of Chadwick HOA as the new request affects our section. That, in my opinion, was done on purpose and shows the true character of the developer Scott Welch.

We moved to the Villas of Chadwick from Lake Forest after living in that community for over 23 years in 2 different homes. We wanted to get away from single family homes and children running/playing in the streets to a quiet area where the residents had a common element of empty nesting and retirement.

An average age of a villa resident is mid 50's to early-mid 80's. We have people on walkers, canes, oxygen and who wear hearing aides. We are in a different phase in our lives and came here to get away from children riding bikes in the street, balls rolling in our yards, toys left out over night, and trick or treaters.

The way Notting Hill is structured now, the single family homes are outside of our patio home section, which made our subdivision unique. We have patio homes and single family homes in one development, yet we have a division of separation. When residents moved to Notting Hill Villas of Chadwick, they were shown plans for future development and bought property based on that information. With the new plan, Scott has taken away the patio/garden homes, the board fencing and landscape buffer, and redesigned the streets, to add as many postage stamp single family lots as he can. Plus with single family, that can mean a two story and we were told ONLY SINGLE story patio homes were going in that area. Had residents known this, we could have eliminated this subdivision from our options and looked elsewhere and not have purchased in this community.

My husband and I live in one of the duplexes which each owner of a duplex might have an average value of approximately \$500,000.00 or more. With the new request of single family homes going right in front of my house, this no doubt will lower our resale value. Not to mention the difficulty of getting a buyer to look at our patio home when for sale, as people who purchase patio homes will not want to move to a location where single family homes are directly across the street.

If Ball Homes purchases those lots from Scott Welch, that could lower our home values even more. They have a lower price point of mid \$300,000.00. With that lower price point comes individuals from a different social economic class and phase in their lives.

Some amenities living in the patio home section includes, irrigation systems, lawn/landscape maintenance , exterior up keep and restrictions, to include no basketball goals or long term

parking on streets or driveways. (SEE PICTURES) These restrictions/requirements are not in place for the single family sections in Notting Hill.

Scott Welch should stick to his plan of patio/garden homes in this center section as there are plenty of affordable single family homes in the surrounding areas in Notting Hill for families to purchase. Residents moved to this section to be away from single family homes to live in a patio home community with residents of the same interests.

Thank you,
Jill Waldeck

SOME STREETS IN THE VILLAS OF CHADWICK: no cars on streets or driveways



STREETS IN THE SINGLE FAMILY HOMES- cars on driveways; Notice red car turned back in so he can leave with ease.



STREETS IN THE SINGLE FAMILY HOMES- Notice the black truck how it is pulled in backwards. That truck stays on driveway as it wont fit in the garage due to ladder.

