# Cedar Creek Neighborhood Association

Kathy Goff, President                                    Nevada Cox, Secretary/Treasurer


Julia Williams, Case Manager
Planning Commission

Ref:  Case #14ZONE1040                                    January 18, 2015
      7009 S.Watterson Trail, 7909 Glaser Lane

Ms. Julie Williams,

On Tuesday, September 10, 2014 I attended an information meeting regarding the development of the above mentioned property.  My complaint is not against the development of the property, but to object to the developer and his reputation for problem ridden construction.  The developer, Pulte/Cintex (formerly Dominion Homes)....same product.  My research found they do not build a quality home or even one with a fair life expectancy.  Homeowners are plagued with buckling vinyl siding, mold developing in the walls due to missing insulation, roofs leaking, furnace, air conditions and hot water tanks have to be replaced in 5 years or less.

Their plan is to develop the property under the Cintex name...entry level homes with small square footage and very small lots.  Our area has its' fair share of low cost homes....we wish to improve and enhance...not add more low cost homes.  Cedar Creek, Hollow Creek, Farmgate and Spring Villa are all fighting the impact low cost homes has on our community.  Those in attendance at the September meeting pleaded with the representative for quality 3 sided brick homes or patio homes with garages.

Current road system is near inadequate for the amount of traffic caused by the opening of Hurstbourn Lane......state lacking funds to improve.  This will be the 6th neighborhood entry on the short end of S. Watterson Trail.

In closing, I do not expect our objection to Pulte/Cintex/Dominion's poor construction to make a difference to the Zoning Commission.  But, respectfully we do feel the Commission should know the objections the community has with this project.

Regards,


Nevada Cox, Secretary/Treasurer
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