

October 3, 2022

To Whom It May Concern:

On Wednesday September 28<sup>th</sup> at 6pm I, Marshall V Sandusky Jr, hosted a meeting on behalf of Vas Properties LLC with the purpose of informing our neighbors of our intention to use 909 Southwestern Parkway 40211 as a short-term rental. The meeting was held inside of the residence where 15 neighbors were in attendance. Upon the start of the meeting, I informed the audience of our intention to use the property as a short-term rental where I was met with several questions and concerns. The concerns of the audience included concerns about a nuisance property that was approved for a Conditional Use Permit, preserving the integrity of the Westover subdivision by keeping rental properties at a minimum and ultimately me living outside of West Louisville.

The primary concern of the audience was that another investor had applied for a Conditional Use Permit and was operating a boarding home that resulted in multiple complaints from neighborhood residents. The audience also expressed that they would prefer that their subdivision, Westover, is primarily occupied with owner occupants and not short nor long term tenants. Upon listening to their concerns, I did explain that it isn't our intention nor plan is to utilize the property in the manner of the nearby nuisance property that has been the subject of their complaints. In addition to clarifying our intended use we discussed our goal to continue to work with the residents of Westover to continue to improve the subdivision by purchasing and rehabbing homes that have been vacant in some cases 20 years. I pointed out that I am helping to maintain the integrity by investing specifically in properties that were all blighted and in need extensive repair. I went on to explain how our investment in Westover will help to deter crime and vandalism in Westover by improving properties and placing families in these homes and increasing property value through sales. During the meeting I shared that while we own two rental properties in the subdivision we have also we bought, rehabbed and sold two other properties to owner occupants thus contributing to neighborhood ownership.

In conclusion, we believe that the audience was divided on their stance but we're continuing to have additional conversation to ensure that surrounding neighbors are clear about our intentions and plans. While at the meeting the President, Vanessa Lackey, invited us to join their neighborhood association so that we can get to know one another and figure out how we can work together going forward.

Victor Sandusky

Vas Properties LLC