From:	Julie Napper
To:	Dock, Joel
Cc:	Drew Napper
Subject:	Notting Hill Subdivision
Date:	Tuesday, February 02, 2016 10:53:45 PM

Hi Joel,

My husband and I are residents in the Notting Hill Subdivision and we understand there is a public hearing planned for 2/3 regarding a revised plan for Notting Hill. Unfortunately, our work schedules will not allow us to attend the hearing in person, but I wanted to share our concerns with the proposed development changes with you.

We purchased a home in section 2 of the neighborhood in May of 2014. At that time, we were told that the developer was planning to put in a community center & pool in the neighborhood. Part of the reason for us moving into the development was related to the proposed community center & pool. Approximately a year later, an HOA meeting was held to discuss possible alternatives to the initial community center/pool plan and a vote was taken by those in attendance. My understanding is that a majority of the residents still wanted the pool as promised to them when they built/purchased homes in the development. A couple of months later, the existing building on the site where the community center/pool was to be placed was torn down and in December, we were notified that the developer had submitted revised plans for a clubhouse with no pool and a plan to tear down all the existing trees on the hill next to the pond where the clubhouse was to be built.

These revised plans are a huge concern to us for many reasons. Most notably, we fear that our property values will decrease as the proposed clubhouse is smaller than originally outlined in HOA documents shared with us at closing of our house and no longer includes a pool. The lack of a community pool will make it difficult for houses in this development to compete with neighboring subdivisions when trying to resell. In addition, the trees on the community property by the pond that are being proposed to be removed (up to 50 total) are beautiful, mature trees that give the residents a nice, park-like setting. To remove those trees would be a travesty not only from a conservation stance, but we feel would also decrease the property values in the subdivision as a unique piece of the development will be gone and replaced with 3 trees.

We feel these changes will only negatively impact the value of our property and we will be losing what we paid for via the price of our lots, which was set with the intent of having a 5,000 sq ft community clubhouse, pool, and park-like setting near the pond.

I hope you take this stance in consideration when determining the approval of the revised plan for Notting Hill. No one we have spoken with in the subdivision is in favor of these changes are are discouraged and upset by the constant changes and blatant disregard of HOA covenants and plans by the developer.

Thank you,

Julie Napper
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