

From: [R.C. Hanisch](#)
To: [Debbie & Larry](#); [Sandy Vossler](#)
Subject: RE: Meadows Filing 16, Parcel 6 SDP22-0021
Date: Monday, March 20, 2023 8:40:06 AM

Thanks for the follow up Debbie. I will jump in here as it might be easier for me to answer the questions, please see my responses in red below:

1. With no builder identified, why is there such a rush for Town Council approval? [RESPONSE: We started this process in 2021 and held our first neighborhood meeting in January of 2022. Given where we were in the process when the builder terminated in the deal in October 2022 we decided to continue the site development plan process so that we would ready if market conditions improve.]
2. Will they start moving dirt after Town Council approval or do they wait until there is a builder with definitive plans? [RESPONSE: Historically construction has started once the builder owns the property. We will evaluate this as we move forward but for right now CRDC does not anticipated starting construction until a builder partner(s) is in place.]
3. Does the developer dictate configuration or does the new builder come up with new site plans after Town Council approval? [RESPONSE: Not sure I completely understand your question. If Town Council approves the Site Development Plan then that is the site plan configuration future builders would be evaluating as part of their due diligence. If you are asking if the builder would change the site plan in the future I would say that is always a possibility but that builder would have to go back through the amendment process including neighborhood meetings, Town Staff Review, Planning Commission and Town Council.]
4. Which HOA does this development fall under? I know there is more than one HOA in the Meadows. We all know a HOA can make or break a sub-division. [RESPONSE: This portion of the meadows would be a part of the Meadows Neighborhood Company]

If I did not answer your questions please feel free to reach out to me at the number below.

RC

R.C. Hanisch
Vice President Land Development
ALDER REAL ESTATE



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From: Debbie & Larry <[REDACTED]>
Sent: Saturday, March 18, 2023 9:03 PM
To: [REDACTED] R.C. Hanisch <[REDACTED]>
Subject: Meadows Filing 16, Parcel 6 SDP22-0021

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Hi Sandy,

Thank you for the opportunity to provide input on the review of this project with the Town Council on March 21.

I attended the Planning Commission meeting for the subject project on March 9. I am not available to attend the Town Council review on March 21. However, I have a few follow-up questions from the Planning Commission meeting that I would like included in the record.

1. With no builder identified, why is there such a rush for Town Council approval?
2. Will they start moving dirt after Town Council approval or do they wait until there is a builder with definitive plans?
3. Does the developer dictate configuration or does the new builder come up with new site plans after Town Council approval?
4. Which HOA does this development fall under? I know there is more than one HOA in the Meadows. We all know a HOA can make or break a sub-division.

Thank you for your consideration,

Debbie Letvinuck
[REDACTED] Iron Shot Ct
Red Hawk

Please excuse any missed auto-corrects. Take a challenge to figure it out