

Sarah Reed

From: Laura Smith Schmelz <lmspharmd@gmail.com>
Sent: Monday, June 03, 2013 4:29 PM
To: APC; Steve Hoover; Jim Ake; Cindy Spoljaric; Robert Horkay
Subject: The Enclave and Springs at Viking Meadows PUD

Hello, I am writing in opposition to the proposed expansion of Viking Meadows. I am a current home owner in the Two Gaits section of Viking Meadows.

As a long-time Westfield resident, I appreciate the investment of Pulte into the community and love the Viking Meadows neighborhood. However, I believe the addition of approximately 120-130 homes will over burden the already crowded amenities. The pool has a capacity of only 256 individuals, far less than other neighborhoods of our size. We have one playground which is already crowded and the neighborhood isn't even half complete. Increasing the number of single family lots by 25% is a substantial increase that warrants a commitment to an increase in amenities.

Additionally, Pulte has not committed to maintain all the community standards of Viking Meadows such as entrances, and I do not feel it is appropriate to add areas that do not have the same look and feel as the existing Viking Meadows section.

While there are current sections of Viking Meadows south of 156th, I believe it is much different to create another section west of Oak Ridge Road. With the changes to 156th Street, it is not a frequently traveled road while Oak Ridge is much busier. Having residents cross the street to reach all amenities is a safety issue. There is currently insufficient parking to accommodate these additional homes.

I am also concerned that Pulte has failed to notify individuals who are currently in progress of building home of this proposed expansion, according to my friends who are in progress of building. I know they notified all of the required homes and held additional meetings than the required minimum, but I think home owners who have contracts in place with Pulte should be notified as well. In our section, there is approximately 1 house under construction or awaiting construction for every 2 houses that are currently existing. I believe that the public response to this expansion would be greater if these individuals knew about this issue.

Please contact me if you have any additional questions, and thank you for your time.

Regards,
Laura.