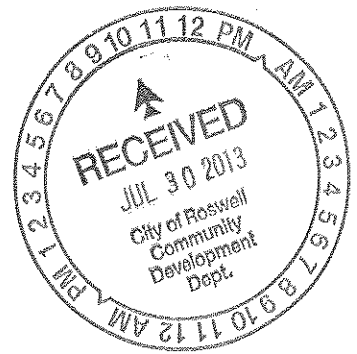


Roswell Mayor and City Council Meeting
August 12, 2013

- Reserve at Crabapple, Herman Kosten - Treasurer
- Thanks for the opportunity to provide input from the Board of Directors and the 37 homeowners of the Reserve at Crabapple regarding the proposed new development.
- The Reserve at Crabapple is located at the corner of Houze Rd. and Rucker Rd. just west of the proposed development.
- Our residents are mostly mature adults at least 55-60 years of age, many over 70, a couple of children and a number of visiting grandchildren that can play safely at the townhomes and in the two large cul-de-sacs. Twelve (12) or one-third of the townhomes are owned and occupied by single ladies who enjoy the quiet, safe and secure environment of our community.
- We appreciate that the Planning Commission listened to our concerns on July 16 and resolved that the proposed subdivision shall not provide vehicular access between it and the Reserve at Crabapple. We feel it is important that you understand why this resolution is so important to us.
- The townhome owners bought in the Reserve at Crabapple because of perceived value, safety, a quiet and secure environment and no through traffic. A new resident that moved in June 1 claims they would not have purchased a townhome in our community if they thought there would be connectivity to the new development.
- In 2007 after the City of Roswell annexed our community it was learned that the streets, nor the underground drainage system, met city codes. They were built to the Fulton County codes. At that time the streets were private.



- During that same year an agreement to transfer the streets to the city of Roswell resulted in our residents making a significant financial commitment.
- We were asked to place \$24,000 in an escrow account to cover the deficiency in the thickness of the pavement. This will be completed by December 31, 2015. We were required to maintain liability for future potential failure of the metal corrugated drainage system that according to the city of Roswell codes needs to be concrete. Our streets are holding up well with our current level of traffic but any through traffic could be costly and place a burden on our townhome owners.
- The profile of our residents and the potential residents of the new subdivision are completely different. I have already stated our residential profile. Based on the larger individual homes proposed in the new subdivision they will be mostly younger families with children.
- We can envision absolutely no benefit to our community for connectivity between the two developments. Our residents are completely satisfied with the current quietness, safety and security of the Reserve at Crabapple.
- Any unilateral action that would take away from the current status and value of our investment will be considered an unfair burden on our community.
- In summary, for the safety of our grandchildren, residents walking, as well as residents walking dogs, for the preservation of the current quiet atmosphere and the value of our townhomes, we appreciate your moving forward with the resolution approved by the Planning Commission which is no connectivity.
- Based on our request being honored we support the approval of the new development.

