

May 26, 2013

The Honorable Mayor, Jere Wood and  
The Roswell City Council  
Roswell City Hall  
Roswell, Georgia 30075

RE: Hardscrabble Road

Dear Mr. Mayor and Roswell City Council,

This letter, on behalf of neighbors of Brookfield Country Club that live along Hardscrabble Road in capacity as residents of the City of Roswell, serves to address the three (3) following items:

1. The current City Council agenda item for Crossville Hardscrabble Project – site plan condition amendment.
2. Clarification of remaining conditions for agenda item referenced above.
3. Request for support in further investment in the *Beautification* of Hardscrabble Road.

**The current agenda item for Crossville Hardscrabble Project – site plan condition amendment.**

We as residents of the City of Roswell and neighbors of Brookfield Country Club that live along Hardscrabble Road, have no objection to the proposed change. Our statement comes with the qualification that we understand this change to be the only material alteration. In addition, we are assuming in good faith that the City of Roswell, including members of City Council, can ensure that their efforts continue to be under the auspices of protecting the residential feel of Hardscrabble Road.

As dated in our HOA's letter to the Mayor and City Council on June 26, 2009, our main concern is preserving Hardscrabble Road as a residential road. We thank the City of Roswell, members of the City Council, and the Developer for their continued leadership and investments in supporting that goal.

**Clarification of remaining conditions for agenda item referenced above.**

The following are for clarification purposes only, not intended to be negotiated further. Though there may be a couple of recommendations/requests, we believe the interpretation and requested responses to be within the rights of the City Council:

- Will the facades of the homes still be 65% hard surface – what portion of the back will be?
- Will the square feet of each home still range from 2,400 to 3,000?
- Will the Developer build a minimum 10 foot landscape buffer?
  - Will the landscape buffer's thickness and height be sufficient to block the view of the residences from Hardscrabble Road?
  - Will the new neighborhood's HOA be responsible for maintaining the Landscaping to ensure long-term viability?
- The Developer will contribute \$5,000 to assist in achieving a smaller scale landscaping on the North Side of Hardscrabble.
  - Given BCC HOA's involvement in the terms, can this be paid to the HOA, with it accepting the responsibility for fulfilling the community's obligation within the spirit of the agreement?
- The Developer will erect a rock/Brick monument at the beginning of the residential property on the south side – inscribed "Hardscrabble".
  - What is the proposed style/look- the planned dimensions?
  - Would the Developer consider mimicking the posts along Hwy 92 (Rock), adhering to a height that substantiates the intent to denote an entrance, and use an engraved limestone plate for the inscribed "Hardscrabble".
- The Developer will contribute \$5,000 to assist in costs associated with the building of a matching monument on the north Side.
  - Once again, would the Developer pay this to the BCC HOA to use accordingly?
  - Will the Developer provide BCC HOA its design, costs, and contractor with adequate time to coordinate an efficient and successful completion of its obligation?

**Request for support in further investment in the *Beautification* of Hardscrabble Road.**

In substantiating our rhetoric, we are committed to follow your lead in improving Hardscrabble Road. We want to take this opportunity to propose that we, along with our HOA, commit to a Hardscrabble Road “Beautification Project”. The simple vision is to align with our City’s 2030 vision, in making Hardscrabble more pedestrian-friendly – enabling the residential and business community to connect. As we have requested of our HOA Board, our neighborhood needs to commit to cleaning up the north side of Hardscrabble Road and invest in a more controlled and appealing landscaping – from King Road to last property in our neighborhood.

In conjunction, along with our commitment, we ask that the Members of the City Council lead the City of Roswell to enhance the Developer’s commitment for a sidewalk on the south side by investing in a multi-use path along the entire Hardscrabble Road corridor (from Coro’s development to Roswell High School). Additionally, we would support efforts to extend that commitment to connect the Leita Thompson Memorial Park via an additional commitment by Target (our Business neighbor).

In closing, we are grateful for your time in leading this City’s vision to improve our very unique community – one that values its people through quality of everyday life and understands the importance of its environment. We appreciate your time and our community’s investment in our aligned goals. May we all continue to understand the importance of investing where we live.

Respectably,

**Brookfield Country Club Neighbors that live along Hardscrabble Road:**

- Clay and Kathy Thomas, 620 Westhollow Court Roswell, GA 30075
- Wes and Vicki Manus, 650 Westhollow Court Roswell, GA 30075
- Michael and Carolyn Gould, 600 Westhollow Court Roswell, GA 30075
- Brad and Michelle Taylor, 630 Westhollow Court Roswell, GA 30075
- Claire and Bruce McMillan, 640 Westhollow Court Roswell, GA 30075