

April 13, 2015

Dear Cardiff Glen Homeowner:

Cardiff 96 LLC, in conjunction with the Glenwood Springs Planning Commission has made application for the elimination of the Roundhouse requirement from the PUD development.

Your Board has been addressed by representatives of Cardiff 96, LLC, the owner of lots 95 and 96, which are the remaining two undeveloped parcels within Cardiff Glen. Park improvements have been proposed in lieu of the construction of the Roundhouse and they are shown on the drawings attached to this letter.

You may receive notice of the public hearing regarding the elimination of the requirement for completion of the Roundhouse in Cardiff Glen PUD. However, the Board wants to be sure all owners receive notice and have an opportunity to provide input.

The board will be reviewing this matter at their regular meeting April 21, 2015, at 6:30 p.m. This will be held at the Glenwood Springs Community Center. Given the time sensitive situation with the application, the Spring walk around has been postponed to the May meeting.

Attached you will find the packet narrative and drawings, submitted to the Planning and Zoning Commission for their consideration. A complete copy of the packet can be viewed on the website. www.rmcrealestate.com. Click on hoas and then Cardiff Glen. If you would like a paper copy, give Debbie a call and she will send you one. She can be reached at (970) 984-9600.

If you received this letter via email, a complete copy of the packet is attached.

The public notice states the public hearing will be held on April 28, 2015 at 6:00 p.m. in the Council Chambers, Glenwood Springs City Hall. 101 W 8th Street, Glenwood Springs, Colorado. Additional information on the application is available for review at the Community Development Department, at City Hall, or by calling (970) 384-6411.

The more comments received by P&Z and ultimately City Council, the greater impact Cardiff Glen homeowners will have on these remaining two filings and the completion of the PUD.

Toward that end, enclosed you will find a form of survey that you can review and return to the Association Manager preferably by April 21, but no later than April 27, 2015 . Comments will be submitted to P&Z and City Council. There is also a letter that you can sign, should you choose to. Any help would be greatly appreciated.

The Board anticipates an impact that will cause P&Z and ultimately, City Council to review more than just these two remaining filings and hopefully, we can reach a positive completion of the entire development within the PUD for the benefit of all.

If you have any questions, please give our Association Manager, Debbie Sanderson a call. She can be reached via e-mail at debsanderson@sopris.net, or by phone at (970) 984-9600. Once again, your help is greatly appreciated.

There are many issues surrounding the construction of a Roundhouse/Community Center. One of the important considerations is whether the Homeowners of Cardiff Glen desire to use, own, maintain, and pay for the operation of such a facility. The PUD provides that this facility be built in Grand River Park for the benefit of the entire community. The proposed Roundhouse development would result in an increase in HOA dues for the operating costs of the facility. In addition, there has been a credit of a total of 5 acres of additional open space granted within the PUD in exchange for a Roundhouse and the dedication of Summerville Park. Summerville Park was completed, so there is still 2.5 acres of additional open space credit to consider.

In order to offer an equitable resolution, please indicate your desire below:

- Give up the 2.5 acres of additional open space credit and allow the Roundhouse and all costs of operating it to be eliminated from the development.
- Do not give up the 2.5 acres of additional open space credit and require the Roundhouse be built. Homeowners understand the costs associated with operating it will be part of the HOA dues.
- Require the 2.5 acres of additional open space credit be reallocated or returned to the PUD in the manner of alternative improvements, if the Roundhouse were eliminated.

Please share your comments:

Again, thank you for your time and input.

Dear Planning and Zoning Commission and Staff Members,

As a resident of Cardiff Glen, I would like to submit the following input on the elimination of the Roundhouse requirement within Cardiff Glen PUD.

The Developer of the remaining Lots #95 and #96, should be made to adhere to all the development requirements and create a comprehensive plan that meets these requirements rather than amending the zoning, or requesting variances, one issue at a time.

The subject of ownership, cost, use, design, location, liability and maintenance of a roundhouse must also be addressed as part of any development proposal.

If the requirement to build a roundhouse/community center is eliminated, there has to be a reallocation or return of the 2.5 acres of additional open space reduction granted to the PUD, for the construction of a roundhouse. An equitable improvement that would meet the desires of the developer and the expectations of the homeowners must be sought. Consideration has been given to the proposal and the improvements are acceptable as an alternative to the construction of the roundhouse.

Name: _____

Property Address: _____

Dear Planning and Zoning Commission and Staff Members,

As a resident of Cardiff Glen, I would like to submit the following input on the elimination of the Roundhouse requirement within Cardiff Glen PUD.

The Developer of the remaining Lots #95 and #96, should be made to adhere to all the development requirements and create a comprehensive plan that meets these requirements rather than amending the zoning, or requesting variances, one issue at a time.

The subject of ownership, cost, use, design, location, liability and maintenance of a roundhouse must also be addressed as part of any development proposal.

If the requirement to build a roundhouse/community center is eliminated, there has to be a reallocation or return of the 2.5 acres of additional open space reduction granted to the PUD, for the construction of a roundhouse. An equitable improvement that would meet the desires of the developer and the expectations of the homeowners is unacceptable. Consideration has been given to the proposal and the requirement to build the roundhouse should not be eliminated.

Name: _____

Property Address: _____