

Hi All,

For those of you who attended the 1st Rodeo Dr. Community Site Focus Group, thank you! Hope to see you and some new faces at the next meeting. A summary of the evening is below and the input that was received.

We had a good turnout with approximately 30 people in attendance.

4 Concepts Presented:

#1 (Small Shelter) with landscaping & a picnic table

#2 (larger Shelter) with landscaping & 4-6 picnic tables, BBQ & Gas Fire pit

#3 Indoor/outdoor space w/ bathroom, small kitchen & picnic benches, landscaping

#4 Community Building with coffee shop/outdoor patio, po boxes, meeting spaces, landscaping



Concept # 2

IMPACTS

- Est Dues Impact # Community
- Some added management & maintenance + Cleanup Costs
- Increase in Traffic + Additional Parking needed (Summer?)
- Users - HOA, local community + possibly public use (for fee?)
- Teen hangout w/ no supervision

CONSIDERATIONS

- HOA gathers + Small Event
- Attractive W/N entrance
- Small Revenue possibilities for HOA

I would like to see the building be a community building for the HOA

the building should be a community building for the HOA



Concept #3

IMPACTS

- Est Dues Impact \$19/mo
- Slight Traffic Increase & Additional Parking Required
- Users - HOA, local community & Public (for Fee?)
- High maintenance Cost
- Substantial HOA Overhead + Management Fees

CONSIDERATIONS

- Great setting + Meeting Place for Parties + Events
- Revenue Possibilities for HOA
- HOA + other "Boards" meeting place
- Attractive W/N Entrance

Is it possible to have a more open plan? (more community space?)

How can we make the space more inviting? (more greenery, outdoor seating?)

How can we make the space more functional? (more storage, more seating?)

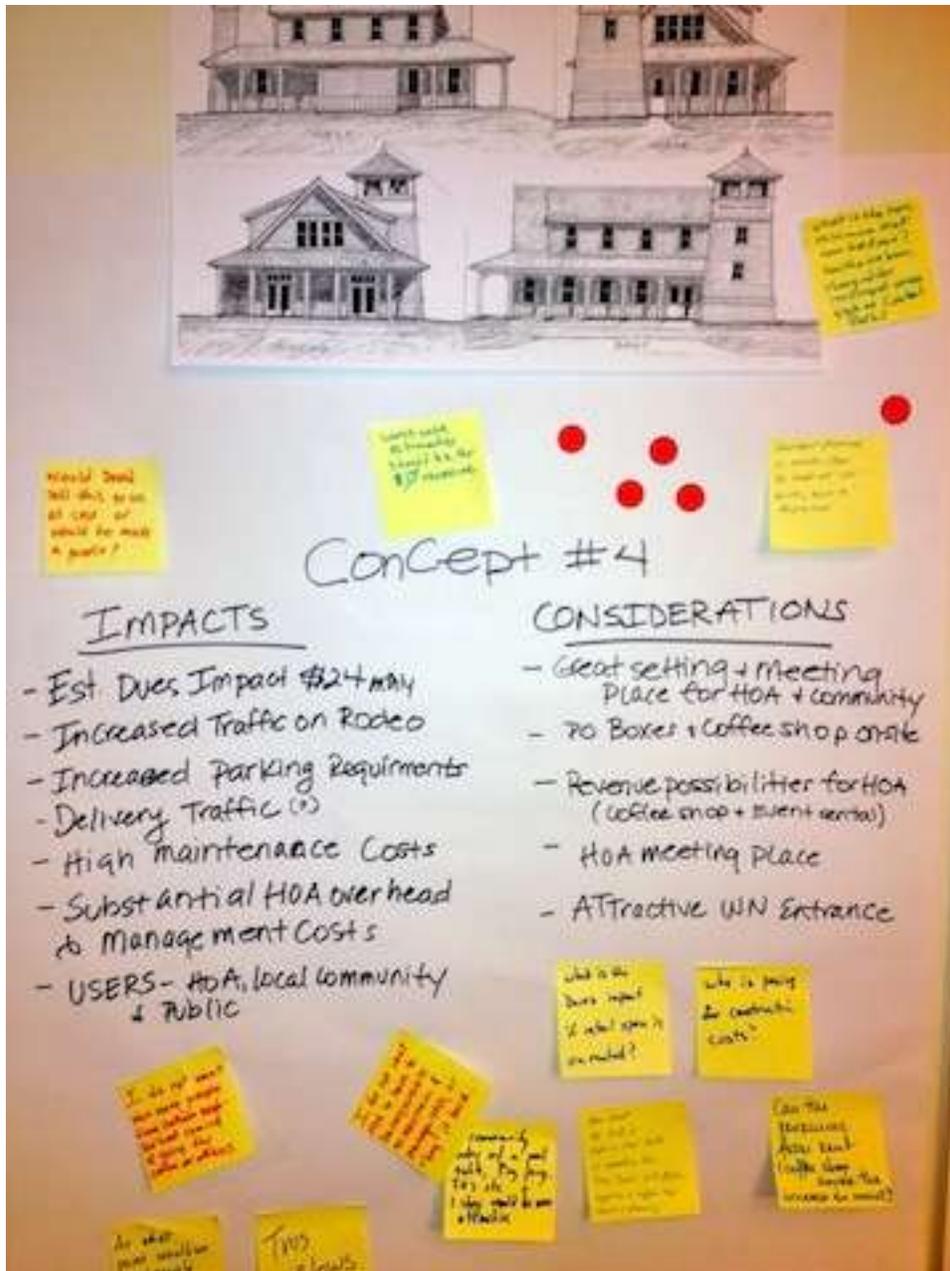
How can we make the space more accessible? (ramp, wider walkways?)

How can we make the space more secure? (locks, cameras?)

How can we make the space more sustainable? (solar panels, water recycling?)

Should we have a separate entrance for the community?

Could we have a community room for meetings and events?



The Process

- 1) Each Concept was presented with graphics & large white sheet with a list of “Impacts” & “Considerations.”
- 2) Everyone in attendance was given 2 red dot stickers and asked to place on their two favorite concepts or both on one concept.
- 3) There were also “post it” notes & markers available for “comments.”

Concept Counts & Comments:

Concept #1 (37 dots) **comments** ranged from:

“Playground” to “no maintenance” and “zeroscape” to “Landscaping only with Aspens & Benches.” One suggestion was to add a new concept of just Landscaping and NO Structure.

Concept #2 (3 dots) had very few comments but one comment was “I would love something like this for family gatherings.”

Concept #3 (11 dots) comments included “If we must have a building, then this is much more manageable” “I don’t like the design, needs to look more like the neighborhood...” “How about adding ski lockers, mailboxes & bus stop.” And finally, “people can use this ...”

Concept #4 (5 dots) comments ranged from “I think the dues impact is incorrect, worse estimate, much higher...” “Add pool table, ping pong & tv” and “this was promised in the master plan.”

Like most neighborhoods, there are different opinions as to what improvement should be done on the Rodeo Dr. Community site. Having said that, it is clear that for this group the majority of homeowners is leaning toward Concept #1 or simpler, e.g., natural landscaping integrating with the creek and pond.

Things To Consider:

There are still many, many details to be explored for each concept. The concepts as presented were **rough estimates** with the ideology that with the focus group would get the conversation going with the homeowners. We all want to see the community site completed.

That site is the entrance to our neighborhood. It is the first

impression, the signature of what The Wellington Neighborhood represents. This is your opportunity to have a voice in a great amenity that will benefit the entire neighborhood.

The Rodeo Dr. community site can happen at developer expense as part of the "South 40" construction. If we, as a neighborhood, can productively focus on the concept and get that moving then the details will fall into place.

I spoke to the developer and although, technically, it is at the developer's discretion what can be built on the site, subject to town approval, but that is not our style. For the last 14 years, the Wellington Neighborhood has been built on consensus. The Community site will be no different. We want to see in which direction the neighborhood would like to go regarding the Rodeo Dr. Site. That is why we are having these meetings.

Next Step:

Clearly further research, questions & discussions need to happen with Developer, BOD, DRC, and TOB. All of the input from the meeting will be taken into consideration. We will figure out what, if any, revision may happen with the concepts and then determine when the next meeting will be held.

With the revised concepts, the next meeting (in April) will be about refining them and how to make them more unique and well suited for the Wellington Neighborhood. Productive input is appreciated.

If you were not at the Focus Group Meeting last night, please feel free to email me your comments and ideas to Courtney@poplarhouse.com. Again, this summary & Photos

will be posted on
the <http://www.wellingtonneighborhood.org/neighborhoodmeetings>

Look for an evite from us for the next Focus Group Meeting
Tentatively schedule for Wednesday, May 1 at 9:00 am at 24
Leap Frog unless otherwise specified. Have a GREAT Spring
Break!

Thanks, Courtney & Mary