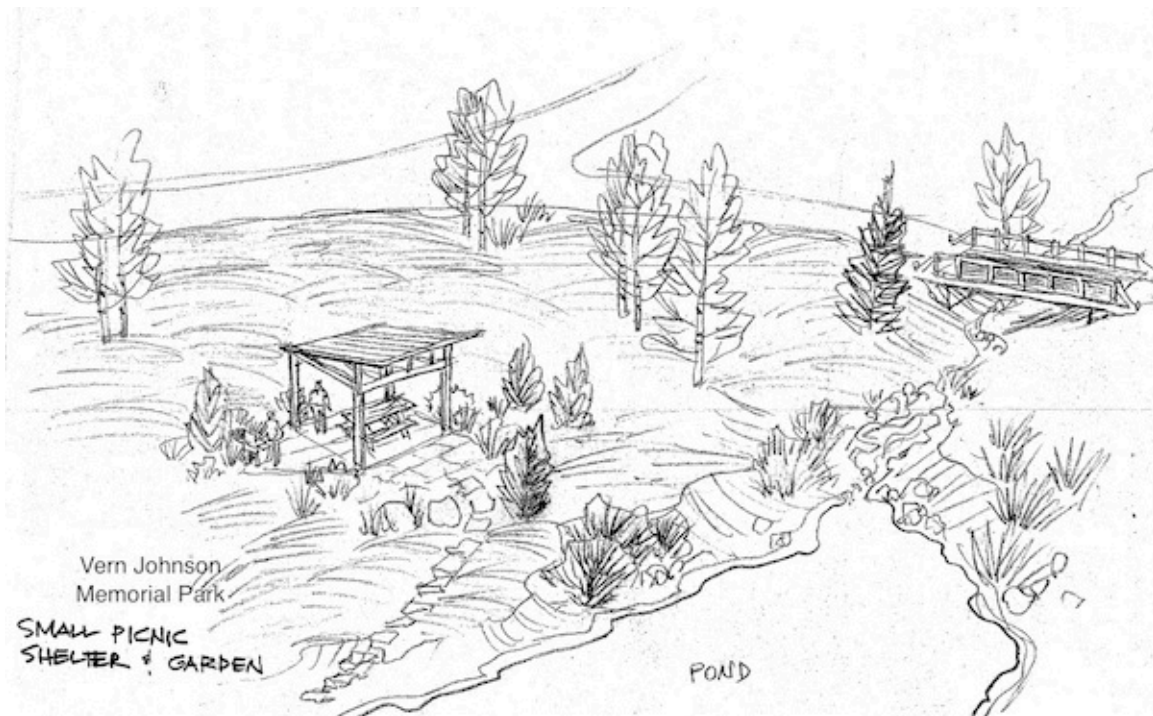


Rodeo Dr. Community Site Summary & Conclusion
8.6.13

There was a decent turnout for the third and final gathering regarding the Rodeo Dr. Community site on June 11, 2013. Many of the same faces were there as well as David O'Neil (Developer). There was good discussions about the impacts & consideration for each concept.

We have been listening & reading the stream of comments, challenges, ideas and suggestions. The conclusion is that the majority of neighbors either support or are not opposed to Concept #1 / **The Vern Johnson Memorial Park**

Concept #1 finishes & defines the entrance to the neighborhood and also serves as an informal gathering place for Neighbors. The xeriscape gardens, irrigation, crushed stone paths with a small shelter and picnic bench (s) will have the least amount of impact on HOA dues.



The landscape design, construction and implementation will be at the Developer's expense. The estimated Park Construction start will be in Spring/ Summer of 2014.

The HOA will be responsible for the ongoing maintenance & repairs costs. A rough estimate of those costs is below:

Vern Johnson Memorial Park #1

Small open Shelter with one picnic bench/landscaping/stone path

Shelter Expense	Monthly	Annually
*Irrigation/Landscaping/mowing	\$472	\$5,660
Maintenace & Repairs	\$83	\$1,000
Snow shovel (?)	\$50	\$600
Insurance	\$42	\$500
Property Management \$35@5hrs	\$175	\$2,100
Cleaning/Trash	\$75	\$900
ESTIMATE Total Expense	\$897	\$10,760
Income Potential	\$0	
HOA Dues impact @ 200	\$4	\$54

***Additional Neighbor weeding Volunteers needed**

As always, we are available for questions and comments. As the project progresses I will do my best to keep you informed & updated . This information will also be posted on the Wellington Neighborhood website www.wellingtonneighborhood.org under Hot Topics.

Thanks and enjoy the rest of the Summer.
Courtney