

PROJECT NARRATIVE

Olivewood Condominiums at Sunland Springs Village (SSV)

2350 S. Olivewood

The proposed project is the re-development of an irregular shaped parcel which currently serves as the office and construction yard of Farnsworth Homes, Inc. The site is located on South Signal Butte Road, between Baseline and Guadalupe Roads, to the immediate North of the existing Summit Assisted Living community. The east side of the site is a +/-135' wide Western Area Power Authority (WAPA) high voltage transmission line easement, which also retains storm water runoff for SSV. The west side of the site is adjacent to Signal Butte Road.

The purpose of the development is to create a final phase of condominiums, cohesive with the existing adjacent uses, and to enhance this area of the SSV community. Proposed are eight buildings, comprising twenty-two single story (2B+2B) units. The intent of this project is to match previous SSV residential condominium products offered by Farnsworth Development in style and construction. These condominiums will be owned by members of the Farnsworth family (developers of SSV) and will be offered for lease.

The existing zoning district is RM-2-PAD. This property, as a part of the overall Sunland Springs Village community, falls under a previously approved, Planned Area Development (PAD) overlay district. In order to retain consistency with the existing multi-family developments in Sunland Springs Village, minor deviations from current zoning standards are necessary.

Departures from the RM-2 standards for this project are as follows:

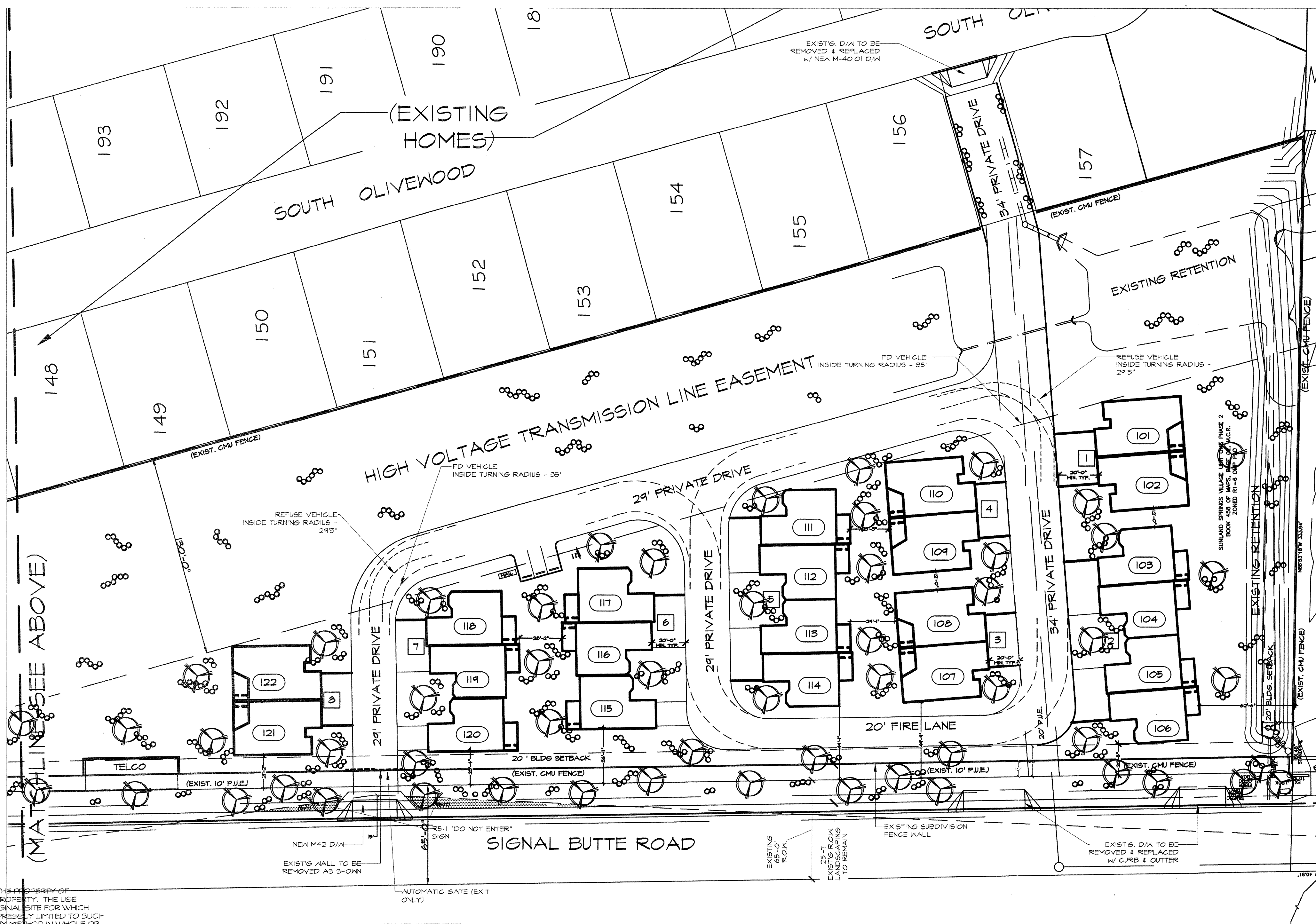
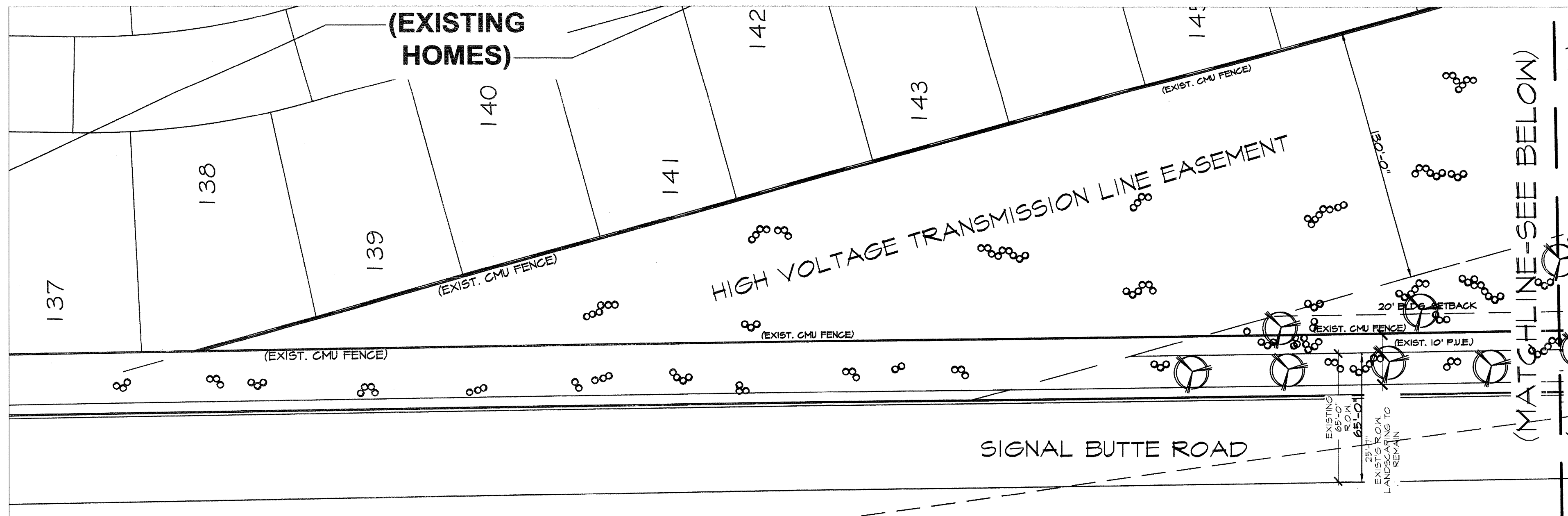
1. A 20' setback from Signal Butte in lieu of 30'.
2. A separation between buildings of 12' (in lieu of 25') to match the existing multifamily portions of Sunland Springs Village.

These departures are requested to accommodate the odd shape of this infill parcel which is encumbered by the 135' transmission line easement.

Additionally, use of a private drive system throughout the project will allow all units to front on a common tract.

Ingress/egress for the site will be internal from SSV to the east from S. Olivewood via an existing 38' access/utility easement currently used for construction vehicles to access the community. A condominium resident "exit only" gate onto Signal Butte Road via an automatic gate is anticipated, pending approval of the Mesa Fire Department.

Residents of these condos will be members of the SSV HOA Community, and as such will have full access to all amenities in SSV including, tennis, pickleball, softball, swim and fitness centers. In addition, residents will enjoy a socially inviting community recreation center which includes a library, woodshop, billiards room, card rooms, arts and crafts rooms, and lapidary. There is also a 500-seat community auditorium that hosts large resident gatherings such as movies, plays, bingo, chapel services, dances, and pot lucks.



Landscaping Notes

General Notes:

A. Tree heights and calipers shall comply with 'Arizona nursery association specifications' for that type and size of tree.

B. All landscape material shall be maintained by owner or leasee in accordance with the approved landscape plan.

C. All trees and shrubs located in the line-of-sight shall be maintained for a clear area between 3' to 7'.

D. Landscaping in power line easement shall be provided upon Western Area Power Authority approval.

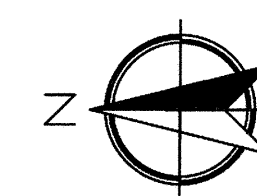
Landscape Calculation:

Plant Material:

To be provided at 1 tree and 4 shrubs per unit, min.

Trees: 1 / unit = 22
25% (6) to be 36" box
50% (10) to be 24" box
25% (6) to be 15 gal.

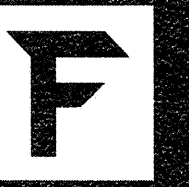
Shrubs: 4 / unit = 88
50% (44) to be 5 gal.
50% (44) to be 1 gal.



LANDSCAPE PLAN

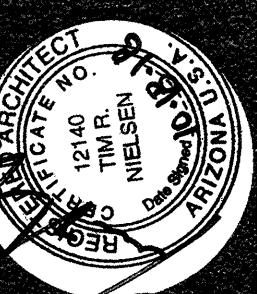
Scale: 1 : 40'

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FARNSWORTH
CONSTRUCTION
2351 S. SIGNAL BUTTE RD.
MESA, AZ 85209

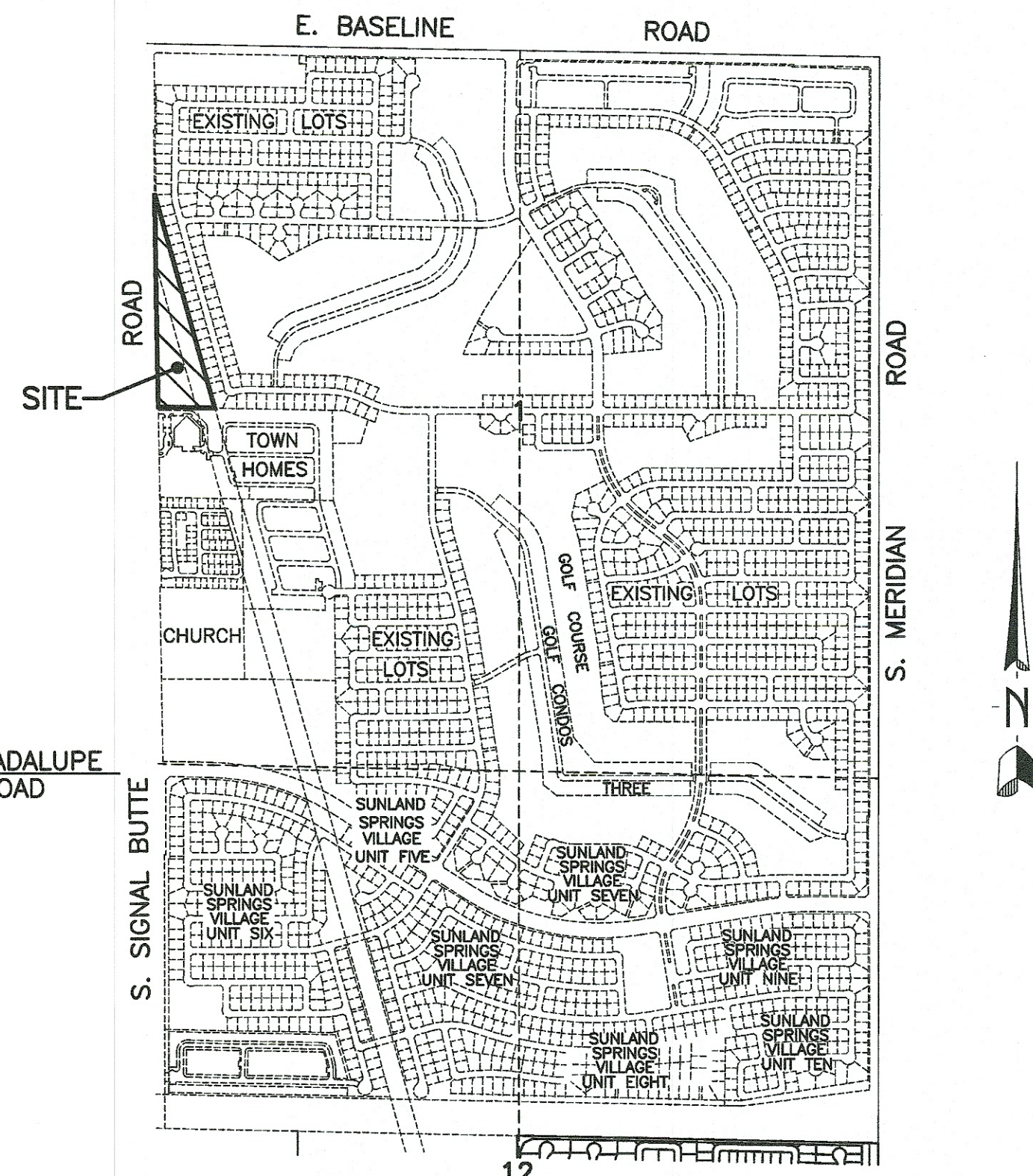
Preliminary Plan for:
SSV - Olivewood Condos
2350 South Olivewood
Mesa, Arizona 85209



Expires: 08-30-2018

Job#: 18-000000
Date: 08-13-2018
Rev: 08-28-2018
Rev: 09-07-2018
Rev: 10-16-2018

L-1.0



NOTES

TOTAL NET 7.0548 ACRES, 307,311.0473 S.F.
TOTAL CONDOMINIUM UNITS: 22
EXISTING ZONING: RM-2
PROPOSED ZONING: RM-2 PAD
DWELLING UNITS PER ACRE: 3.12

UTILITIES

WATER SERVICE BY THE CITY OF MESA.
SEWER SERVICE BY THE CITY OF MESA.
REFUSE SERVICE BY THE CITY OF MESA.
GAS SERVICE BY SOUTHWEST GAS COMPANY
ELECTRIC SERVICE BY SALT RIVER PROJECT.
TELEPHONE SERVICE BY CENTURYLINK
CABLE SERVICE BY COX COMMUNICATION.

LEGEND

- INDICATES A CORNER OF THIS PROPERTY.
- P.U.F.E. INDICATES A PUBLIC UTILITY AND FACILITIES EASEMENT.
- INDICATES THE DIRECTION OF FLOW.
- INDICATES SEWER MANHOLE.
- ⊙ INDICATES WATER VALVE.
- ⊕ INDICATES FIRE HYDRANT.

LEGAL DESCRIPTION

A RESUBDIVISION OF TRACTS "J" AND "R" OF SUNLAND SPRINGS VILLAGE UNIT ONE PHASE 2 AS RECORDED IN BOOK 458 OF MAPS, PAGE 02, OF MARICOPA COUNTY, ARIZONA RECORDS AND BEING SITUATED IN THE NW 1/4 OF SECTION 1, T.1S., R.7E., G & S.R.B. & M. MARICOPA COUNTY, ARIZONA.

PROJECT NARRATIVE

DEVELOPMENT OF EXISTING RM-2, RM-2 (PAD) ZONE TO ALLOW FOR THE DEVELOPMENT OF A 22 UNIT CONDOMINIUM PROJECT NAMED OLIVEWOOD CONDOS

BENCH MARK

BRASS TAG ON THE TOP OF CURB AT THE SOUTHEAST CORNER IN THE INTERSECTION OF E. BASELINE ROAD AND SIGNAL BUTTE ROAD.
ELEVATION: 1511.98 (C.O.M. DATUM)
(ADD 0.24' TO C.O.M. DATUM TO EQUAL THUS SET OF PLANS DATUM)

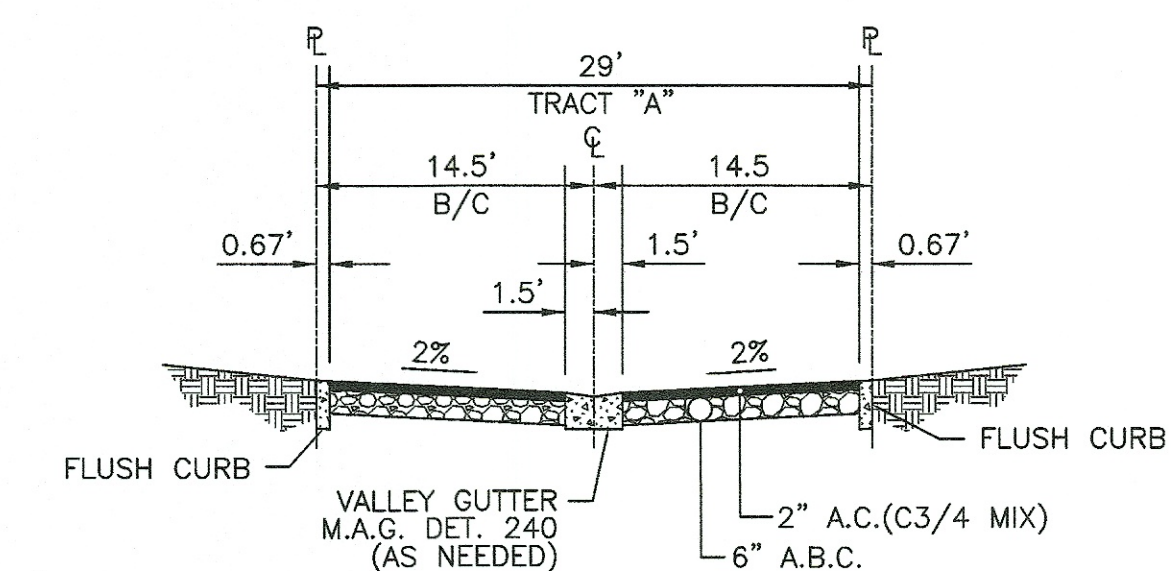
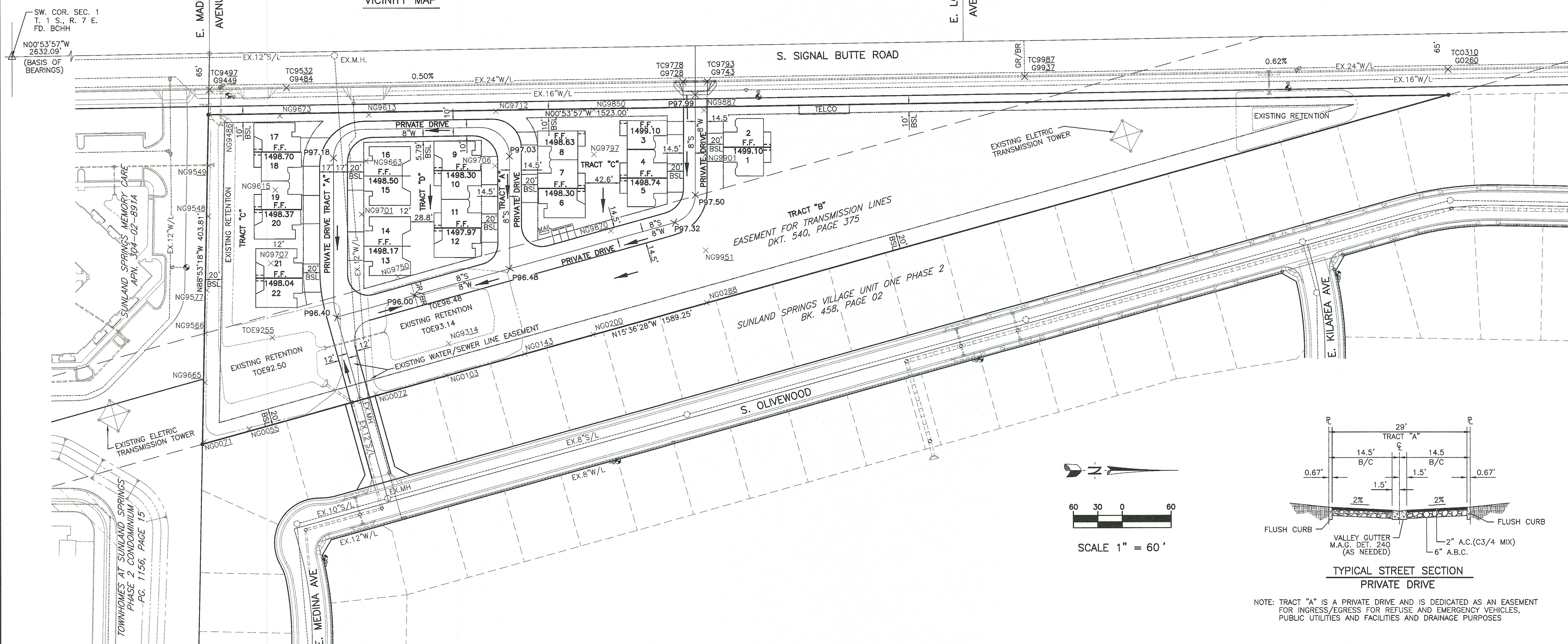
DEVELOPER

FARNSWORTH DEVELOPMENT COMPANY
2233 S. SPRINGWOOD BLVD.
MESA, ARIZONA 85209
PHONE: (480) 304-8626
ATTN: CRAIG AHLSTROM

ENGINEER

CLOUSE ENGINEERING INC.
5010 E SHEA BLVD. SUITE 110
SCOTTSDALE, AZ. 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310
CONTACT: JEFF GILES

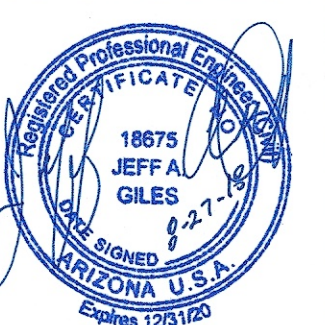
VICINITY MAP



TYPICAL STREET SECTION
PRIVATE DRIVE

NOTE: TRACT "A" IS A PRIVATE DRIVE AND IS DEDICATED AS AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, PUBLIC UTILITIES AND FACILITIES AND DRAINAGE PURPOSES

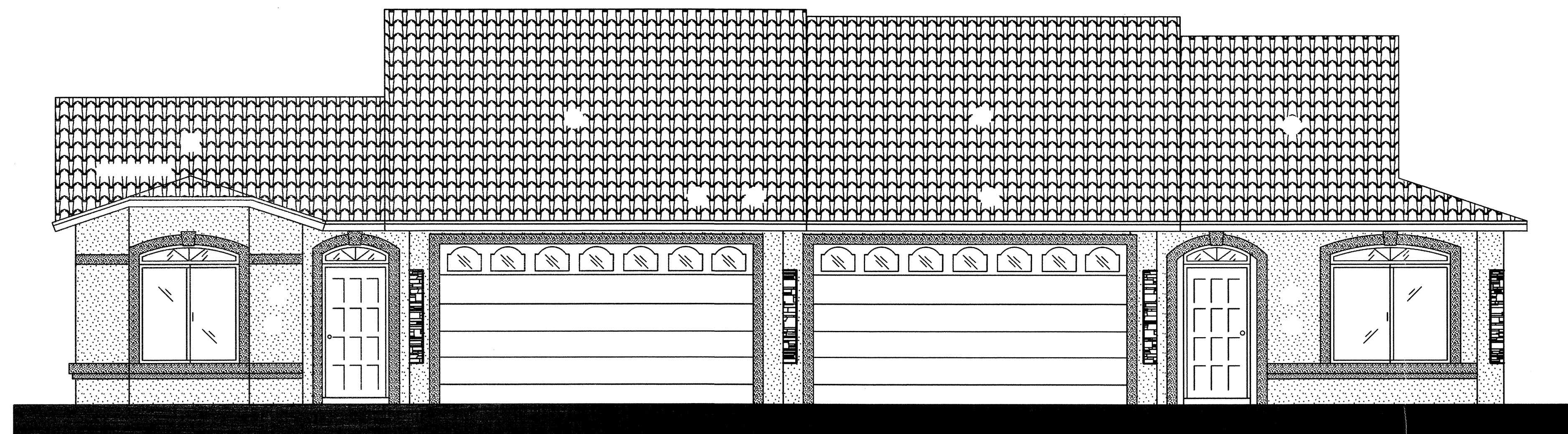
PRELIMINARY GRADING PLAN SSV-OLIVEWOOD CONDOS



Revised

Date
08-27-18
As-Built
Job No.
180801

FRONT ELEVATION 1100 FRONT



FRONT ELEVATION 1400 FRONT

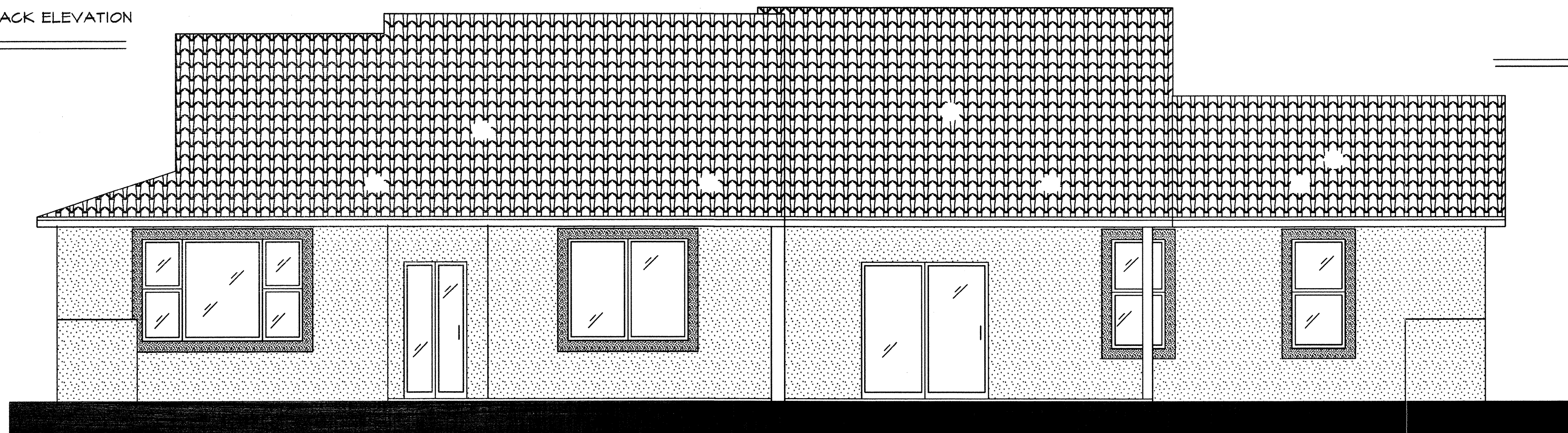
General Notes

- No penetrations in 2 Hr rated common walls. Membrane penetrations in 1 Hr assemblies shall be constructed per IRC Sec. R317, and maintain rating of assembly.
- 9'-0" exterior walls, typical.
- 12" eave, typical.

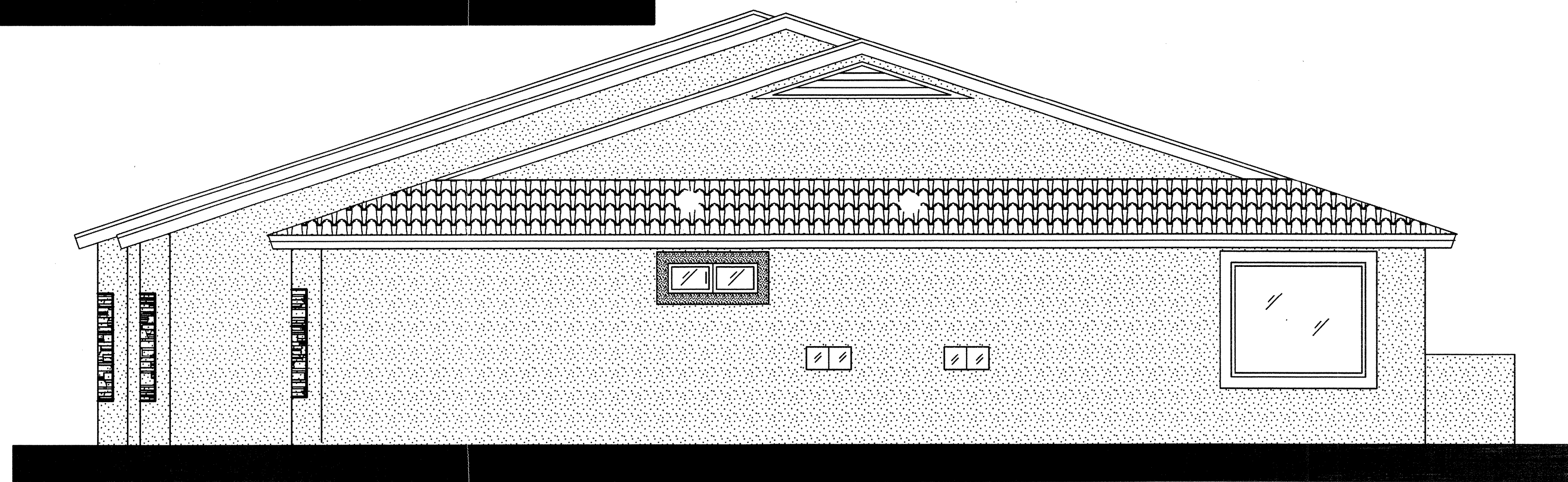
Keynotes

- Concrete tile roof system.
- Stucco system finish shall be Wire-tex (ICC# ESR-2278) system over (2) layers, grade 'D' kraft paper, all exterior walls.
- Painted fiberglass entry door, typical.
- Painted fiberglass overhead door, typical.
- Painted stucco & stone corners.
- 2x6 surround trim - painted stucco finish.
- CMU screen wall 44" high (or 12" above equipment). Painted stucco finish to match building.

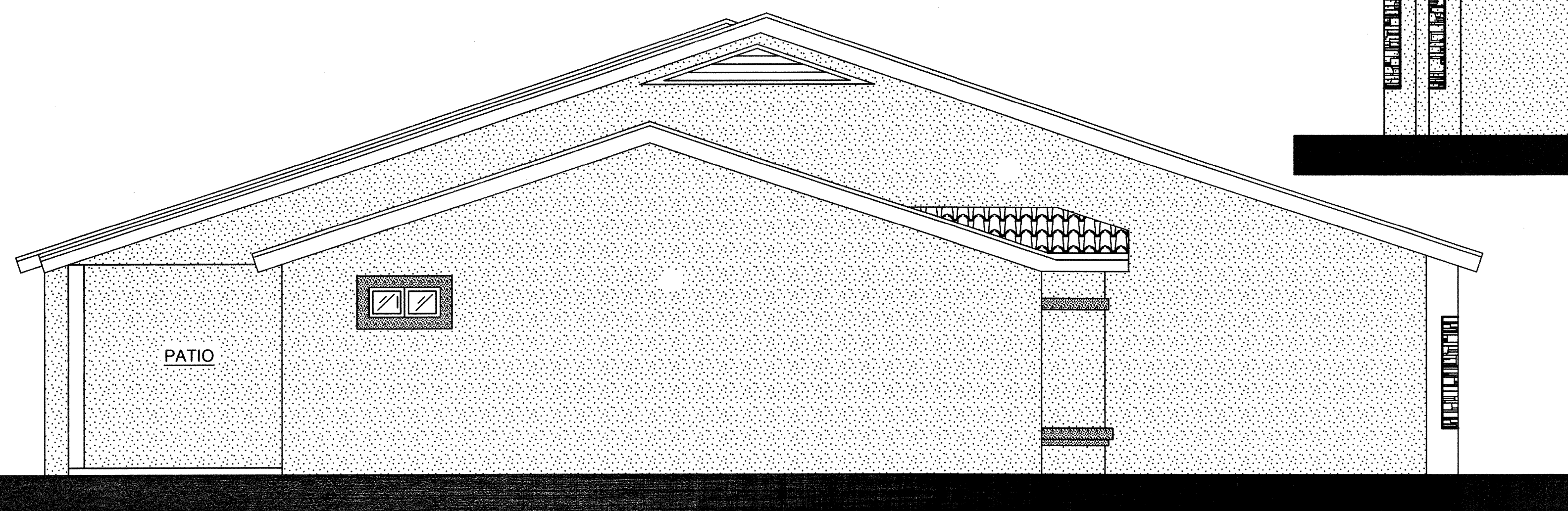
1400 BACK ELEVATION



1100 BACK ELEVATION



1400 LEFT SIDE ELEVATION



1100 RIGHT SIDE ELEVATION

ELEVATIONS

Scale: 1/4"=1'-0"

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Farnsworth's Olivewood Condominiums



Citizen Participation Plan for Olivewood Condominiums at Sunland Springs Village

August 27, 2018

Purpose: The purpose of this Citizen Participation Plan is to inform nearby citizens, property owners, neighbor associations, agencies, schools and businesses of an application by Farnsworth Development for a Preliminary Plat and Site Plan Review. This site is located near the southeast corner of Baseline and Signal Butte Roads on South Olivewood in the Master Planned Community of Sunland Springs Village. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Craig M. Ahlstrom
2233 S. Springwood Blvd.
Mesa, AZ 85209
602.370.5133
craig@fdcaz.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on August 6, 2018. Staff reviewed the application and recommended that adjacent residents within 1000,' registered neighborhood associations within one mile, and all HOA's with ½ mile be contacted.

Action Plan: To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide neighbors opportunities to understand and address any real or perceived impacts this development may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - All property owners within 1000' of the project.
 - All registered neighborhoods within one mile of the project.
 - All HOA's within ½ mile of the project
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a neighborhood meeting to be held at the Sunland Springs Village Auditorium, 2240 S. Springwood Blvd., Mesa, AZ 85209 on October 23rd, 2018.
 - The meeting will be an introduction to the project and an opportunity to ask questions and state concerns. A sign-in list will be available and comment forms provided. Copies of the sign-in list with any comments received will be given to the City of Mesa Planner assigned to this project.
 - In addition, all residents who are members of the Sunland Springs Village HOA who have current email addresses on file with the HOA, will receive, via email, notification of the meeting along with a project narrative in case they are not able to attend the meeting.
 - Since most of those interested in this project live in the Sunland Springs Village Community, which is a 55 plus community, the date for the meeting has been set to allow as many winter visitors as possible to return and be able to attend the meeting.
 - All materials such as sign-in lists, comments, and petitions received will be given to the planning staff assigned to work on this application.
3. Presentations will be made to any interested group upon request.

Schedule:

Pre-application meeting – August 6, 2018

Application Submittal – August 27, 2018

Letters sent for notification of Neighborhood Meeting –

Emails sent to Sunland Springs Village Homeowners for notification of Neighborhood Meeting

Neighborhood meeting – October 23, 2018

Final Submittal of Citizen Participation Report and Notification materials – October 2, 2018

Planning and Zoning Board Hearing – November 14, 2018

October 29th, 2018

UPDATE OF THE CITIZEN PARTICIPATION PLAN FOR THE OLIVEWOOD CONDOMINIUMS AT
SUNLAND SPRINGS VILLAGE

Case #: ZON18-00688

Purpose: The purpose of this Citizen Participation Plan is to inform nearby citizens, property owners, neighbor associations, agencies, schools and businesses of an application by Farnsworth Development for a Preliminary Plat and Site Plan Review. This site is located near the southeast corner of Baseline and Signal Butte Roads on South Olivewood in the Master Planned Community of Sunland Springs Village. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Craig M. Ahlstrom
2233 S. Springwood Blvd.
Mesa, AZ 85209
602.370.5133
craig@fdcaz.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on August 6, 2018. Staff reviewed the application and recommended that adjacent residents within 1,000', registered neighborhood associations within one mile, and all HOA's within ½ mile be contacted.

A neighborhood meeting for the above-referenced project was scheduled for October 23rd, 2018 at 10:00 a.m. in the Sunland Springs Village Auditorium. The following steps were taken to ensure that ample notification was given to the surrounding property owners of the proposed project.

- An announcement was placed on the front page of the community newspaper which is delivered to approximately 2,500 residents in Sunland Springs Village (Newspaper announcement included).
- In addition, the newspaper is listed on the HOA web site so that those residents who are out of town would be able to receive notice of the meeting.
- On October 8th letters were mailed to approximately 500 households that lived within 1,000' of the site (Sample letter included), as well as registered neighborhood associations and nearby HOA's.
- On October 22nd, the day before the meeting, an email was sent to all HOA residents reminding them of the meeting that would take place the following day (Email reminder included).

On the day of the meeting there were approximately 150 persons in attendance. Minutes were taken by Judy Morton and sign-up sheets were distributed. Both are included with this update. I gave an overview of the project, including a description of the Citizen Participation Process along with the other opportunities the residents would have to speak publicly about the project such as the upcoming P&Z Meeting and subsequent City Council Meeting. A PowerPoint presentation of several slides including the Preliminary Site Plan, building elevations, and floor plans for the proposed units was then presented. Following the presentation, the meeting was opened up for questions. Again, the questions and answers are included with this update. There was no serious opposition to the project. Most questions revolved around rental rates, access to and from the site, and whether the new condos will be part of the Master HOA for Sunland Springs Village. Seeing that there were no further questions, the meeting was adjourned 10:45 a.m.

I received one phone call from an out-of-state resident who was opposed to the project because he “just doesn’t like rentals.” I informed him I would include his comments in my Update and that he could come to the other public meetings if he would like to voice his objections.

Respectfully Submitted,

Craig M. Ahlstrom, President
Farnsworth Development



October 9, 2018

Dear Neighbor,

We have applied for a site plan review and approval of a preliminary plat for the parcel of land where the Farnsworth Homes offices and construction yards are located. The physical address for this proposed project, as assigned by the City of Mesa, is 2350 S. Olivewood, Mesa, AZ 85209. We are proposing to build 22 condos for lease similar to the Desert Trails condos that were recently completed in the southwest corner of Sunland Springs Village. Please see the enclosed Project Narrative, Site Plan, and Elevations for this proposed project.

We will be holding a neighborhood meeting as part of the City of Mesa's Neighborhood Participation process. This meeting will take place as follows:

Where: Sunland Springs Village Auditorium
2240 S. Springwood Blvd

When: Tuesday, October 23, 2018
10:00 a.m. immediately following the monthly HOA Meeting

You are invited to attend and listen to a presentation about this new project. If for some reason you are not able to attend, but would like to discuss this proposal, feel free to call me at (480) 984-4999.

Hopefully you will be able to attend this presentation to find out about these new condos.

A handwritten signature in black ink, appearing to read 'Craig'.

Craig M. Ahlstrom, President
Farnsworth Development

FARNSWORTH DEVELOPMENT COMPANY

460 S. GREENFIELD ROAD, SUITE 2 ■ MESA, ARIZONA 85206 ■ PHONE: 480-830-7784 ■ FAX: 480-641-4481

PROJECT NARRATIVE

Olivewood Condominiums at Sunland Springs Village (SSV)

2350 S. Olivewood

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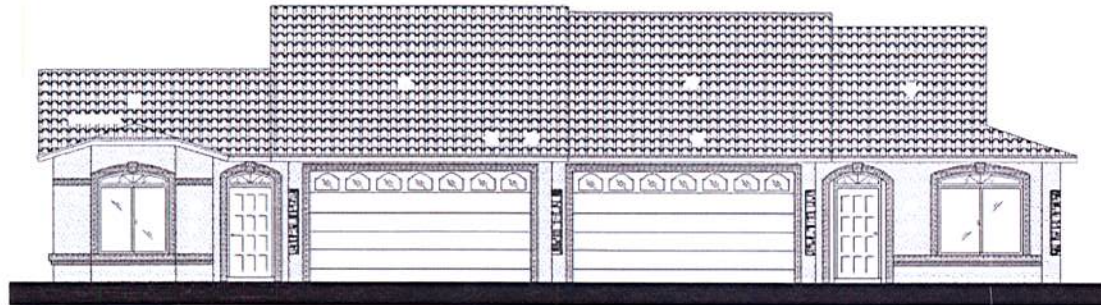
We hope you can join us for the Neighborhood Meeting per the enclosed notice.

DEVELOPER
FARMWORTH DEVELOPMENT COMPANY
2233 S. SPRINGWOOD BLVD.
SUITE 110
MESA, AZ 85204
PHONE: (480) 301-8526
ATTN: DWG ANSTROM

ENGINEER
CLOUSE ENGINEERING, INC.
5010 E. SHAR BLVD. SUITE 110
MESA, AZ 85204
PHONE: (480) 301-8526
FAX: (480) 301-8526
CONTACT: JEFF GILES

LEGAL DESCRIPTION
A RESUBDIVISION OF TRACTS 7, 8, AND 9, OF SUNDLAND SPRINGS
VILLAGE #2 CONDOMINIUM, COUNTY OF MARICOPA, STATE OF ARIZONA, RECORDS
BOOK 118, PAGE 15, AND TRACTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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FRONT ELEVATION 1100 FRONT



FRONT ELEVATION 1400 FRONT

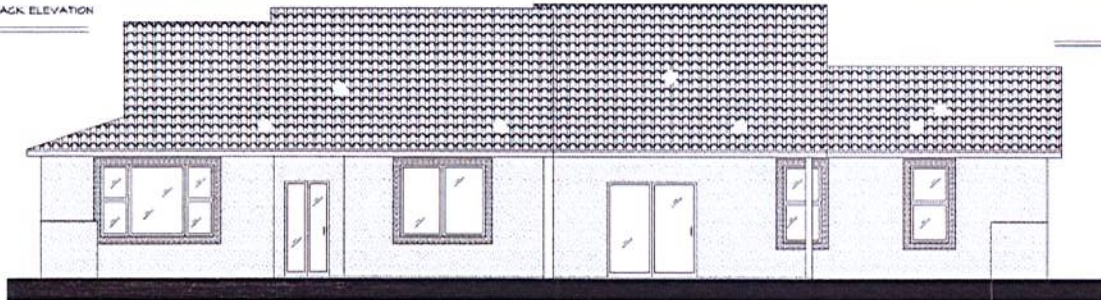
General Notes

- No penetrations in 2 Hr rated common walls. Membrane penetrations in 1 Hr assemblies shall be constructed per IRC Sec. R317, and maintain rating of assembly.
- 9'-0" exterior walls, typical.
- 12" eave, typical.

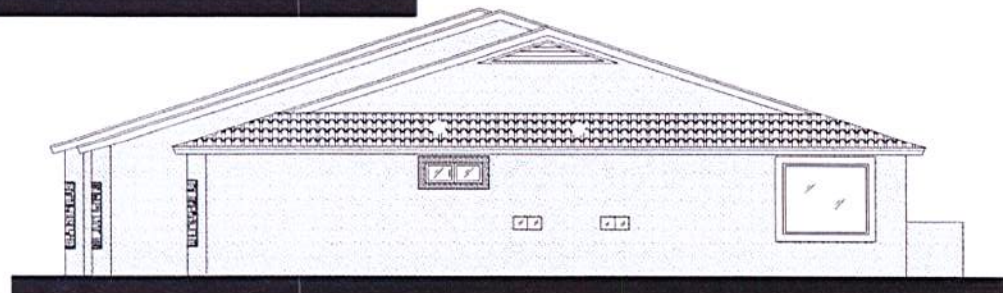
Keynotes

- Concrete tile roof system.
- Stucco system finish shall be Wire-tex (ICC® ESR-2278) system over (2) layers, grade 'D' kraft paper, all exterior walls.
- Painted fiberglass entry door, typical.
- Painted fiberglass overhead door, typical.
- Painted stucco & stone corners.
- 2x6 surround trim - painted stucco finish.
- CMU screen wall 44" high (or 12" above equipment). Painted stucco finish to match building.

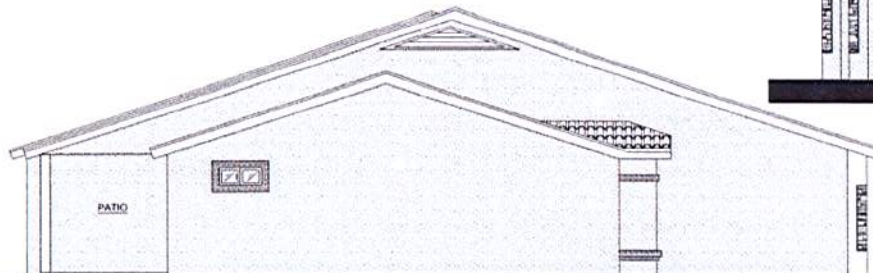
1400 BACK ELEVATION



1100 BACK ELEVATION



1400 LEFT SIDE ELEVATION

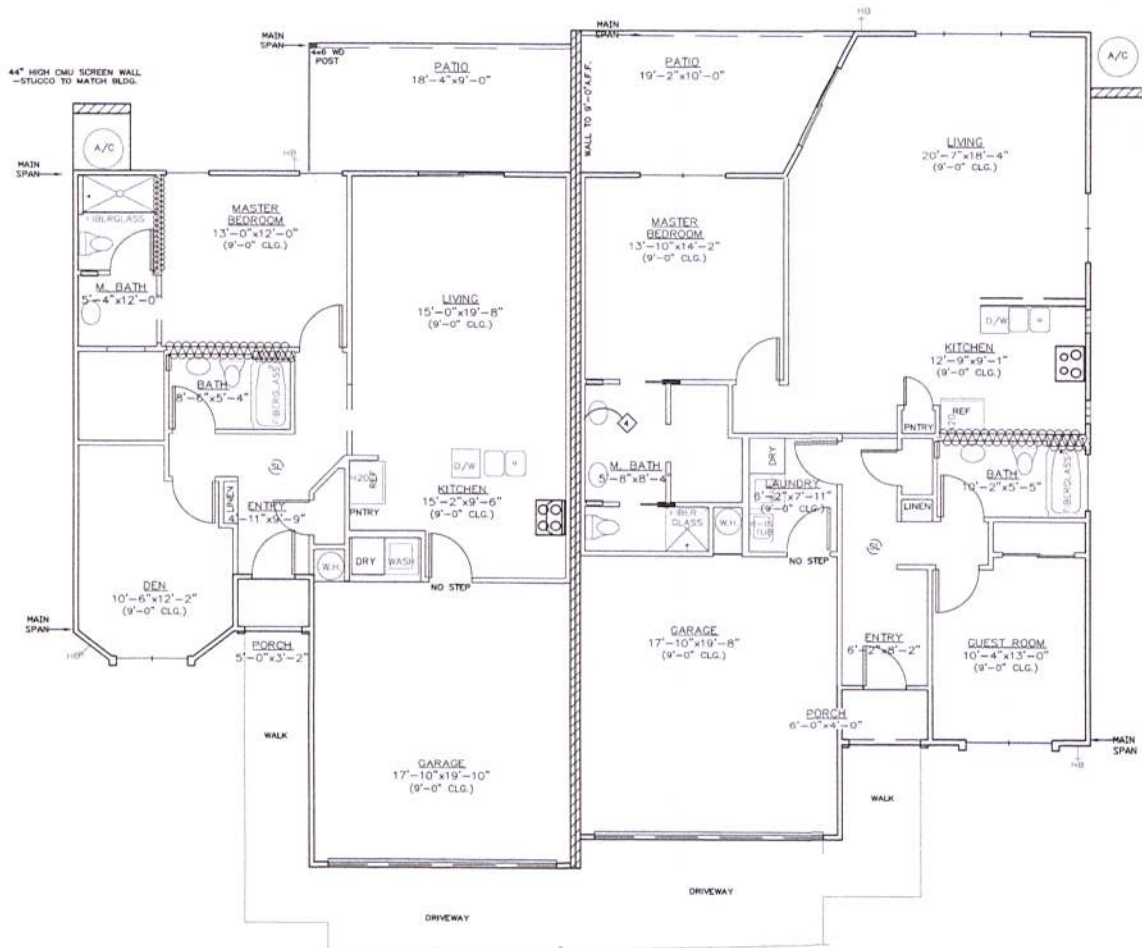


1100 RIGHT SIDE ELEVATION

ELEVATIONS

Scale: 1/4"=1'-0"

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PLAN 1100

PLAN 1400

FLOOR PLAN

Scale: 1/4"=1'-0"

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.

Sunland Springs Village Olivewood Condominiums

Neighborhood Participation Meeting Minutes

Location: Sunland Spring Village Auditorium, 2240 S Springwood Blvd, Mesa

Date: October 23, 2018, 10:00 a.m.

Time: 10:00 a.m. – 10:45 a.m.

Persons in attendance: 151

Craig Ahlstrom, President of Farnsworth Development, explained the process involved in the application for the Olivewood Condominium project:

- Notices given to homeowners within 1000' of project, all SSV residents, and HOAs within a mile of the site
- Neighborhood Participation Meeting
- Planning & Zoning Committee Board Meeting at City of Mesa (11/14/18 at 4:00 p.m.)
- P & Z recommends to City Council
- City Council gives final approval in December if project can go forward.

A video slide presentation was provided showing:

- Preliminary plat (current construction office area),
- Site plan (22 condominium units within 8 buildings)
- Condominium elevations (to be built as 2, 3 or 4 units per building)
- Floor plans (two models of approximately 1100 & 1400 sq ft)

Other general information:

- Project will be called "Olivewood Condominiums"
- Condos owned by Farnsworth family
- Leased condo units only; occupants will be part of SSV HOA (a 55+ community)
- Project area has already been zoned for RM-2 (multi-family) housing; no rezoning is required
- WAPA (Western Area Power Authority) easements in the project area
- Access to/from Signal Butte may be restricted to police, fire & sanitation only

- This is the last housing project within SSV bringing the total to approximately 2900 housing units, although initially approved in 1995/1996 for 3400 units in the master plan.
- Construction office will be moving in 2019
- Anticipate having first condo units ready to move into two years from now (Fall of 2020)

Questions:

1. *What is the landscaping under the WAPA corridor?* Desert requiring minimal maintenance by the SSV HOA. Retention basins are also in the corridor, as well as the sliver of land at the north end of the project.
2. *What will be rental rates be?* Currently the Desert Trails units rent for \$1250/month (1100 sq ft unit).
3. *What about the traffic in and out of the condo area?* Pending Public Safety review, residents may or may not be able to enter or exit Signal Butte. There will be a gate for police, fire, and sanitation use.
4. *Who currently owns this piece of land?* The Farnsworth family.
5. *Why build rental units instead of condos for sale?* We have determined the need for rental units for those who might want to buy in SSV in the future, or experience living in a community such as SSV 3-6 months each year. Previous rental units within SSV have not detracted from the quality of the community.
6. *Will the condos have their own HOA association?* No, the condos are part of the master association only. They are owned by the Farnsworth family (just like the Desert Trails condos). Master association fees are paid annually by Farnsworth for each individual condo unit.
7. *How long will Farnsworth retain control of the master HOA?* Election for the new board of directors will be held at the annual meeting in February 2020.

Minutes submitted by
Judy Morton, Secretary
October 23, 2018

SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING
Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

Name

Address

1. DAVE/~~ELLEN~~ GRAVES

3641 S. COPPERWOODS

2. ELLEN GRAVES

" " "

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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING
Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

Name

Address

- | | |
|---------------------------------|----------------------------|
| 1. <u>Charles Bando</u> | <u>11316 E. Monte Ave</u> |
| 2. <u>Robert Feyervigsen</u> | <u>10960 E Monte # 268</u> |
| 3. <u>Deb & Wes Jurgens</u> | <u>2842 S Berrywood</u> |
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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING
Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

Name

Address

- | | |
|------------------------|--------------------------|
| 1. <u>Mike Erdmann</u> | <u>3105 Elderwood</u> |
| 2. <u>GREGG REDDEN</u> | <u>3061 S. ELDERWOOD</u> |
| 3. <u>MAX WARREN</u> | <u>2829 SWATTEWOOD</u> |
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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

Name

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|-------------------------------|--------------------------------|
| 1. <u>Joan Leaganes</u> | <u>11068 E Kilarew #114</u> |
| 2. <u>Jack Yarrington</u> | <u>10960 E Monte #829 Mesa</u> |
| 3. <u>Ed & Ette Cross</u> | <u>11024 E Neville Ave</u> |
| 4. <u>William M. Molnar</u> | <u>536 S. SIGNAL BLVD</u> |
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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

Name

Address

- | | |
|----------------------------|--------------------------|
| 1. <u>Jim Thrasher</u> | <u>11041 E. KIVA AVE</u> |
| 2. <u>Rich Eshoo</u> | <u>10865 E. KIVA</u> |
| 3. <u>Jean Frost</u> | <u>10865 E. KIVA</u> |
| 4. <u>Beverly Gambelin</u> | <u>11409 ENIDO AVE</u> |
| 5. <u>JOSEPH OLIVERI</u> | <u>10832 E. ORO AVE</u> |
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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

Name

Address

- | | |
|-------------------------|-----------------------------|
| 1. <u>Sharon Bohner</u> | <u>2266 S OLIVEWOOD</u> |
| 2. <u>Geo Russell</u> | <u>11027 E. NARANJA AVE</u> |
| 3. <u>Al Russell</u> | <u>"</u> |
| 4. <u>Paul Kline</u> | <u>2266 S. OLIVEWOOD</u> |
| 5. <u>Ed Sargent</u> | <u>2543 S WATTLEWOOD</u> |
| 6. <u>Paul Maranda</u> | <u>11530 E. NAVARRO AVE</u> |
| 7. <u>Brinda Lender</u> | <u>11520 E Nido Ave</u> |
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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

Sunland Springs Village

~~SSV~~ Olivewood Condominiums

October 23rd 2018

Name

Address

- | | |
|---------------------------|------------------------------------|
| 1. <u>Donna Penn</u> | <u>11360 E Kato Ave. #32.</u> |
| 2. <u>Arlyce Nelson</u> | <u>11519 E Nido</u> |
| 3. <u>Nancy Stark</u> | <u>2164 S. Olivewood Dr.</u> |
| 4. <u>Mary Berge</u> | <u>2163 S. Olivewood</u> |
| 5. <u>Roger Berge</u> | <u>2163 S. Olivewood</u> |
| 6. <u>Gerald E Nelson</u> | <u>11519 E. Nido Av.</u> |
| 7. <u>Bud Nigton</u> | <u>11250 E. Kalamazoo Unit 276</u> |
| 8. <u>Margie Kewald</u> | <u>" " "</u> |
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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

<u>Name</u>	<u>Address</u>
1. <u>Maynard Wiese</u>	<u>2210 S. Olivewood</u>
2. <u>Janet Huie</u>	<u>2210 S. Olivewood</u>
3. <u>John McKechnie</u>	<u>Garden Condo #88</u>
4. <u>Tanelle Whitney</u>	<u>2724 S. Yellowwood</u>
5. <u>Donald Matijega</u>	<u>10960 E. Monte #244</u>
6. <u>Kathryn Matijega</u>	<u>10960 E. Monte #244</u>
7. <u>James Palfini</u>	<u>11327 E. Monte Ave</u>
8. <u>Patricia Palfini</u>	<u>11327 E. Monte Ave</u>
9. <u>Norma Lamparella</u>	<u>11321 E. Monte Ave</u>
10. <u>Debbie Bowler</u>	<u>11340 E. Kents Ave. Unit #35.</u>
11. <u>Richard Lamm</u>	<u>10960 E. Monte Ave #285</u>
12. <u>Carl Jaas</u>	<u>2662 S. Springwood #463</u>
13. <u>R van Driem</u>	<u>2662 S. ✓ ✓ 332</u>
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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

Sunland Springs Village
Olivewood Condominiums

October 23rd 2018

<u>Name</u>	<u>Address</u>
1. <u>RICHARD Paulin</u>	<u>2662 S SPRINGWOOD BLVD 451</u>
2. <u>KAREN Paulin</u>	<u>2662 S. SPRINGWOOD BLVD 451</u>
3. <u>Ruthann Paulin</u>	<u>3117 S Signal Butte 559</u>
4. <u>Phillip Plato</u>	<u>11068 E. Kilarney #166 Mesa 85209</u>
5. <u>Virginia Plato</u>	<u>11068 E. Kilarney #166 85209</u>
6. <u>Joe Fellhauer</u>	<u>2811 S Wattlewood</u>
7. <u>Kathy Fellhauer</u>	<u>2811 S Wattlewood</u>
8. <u>Betty Wolf</u>	<u>11302 E Medina Ave</u>
9. <u>Bob Wolf</u>	<u>"</u>
10. <u>Shelly Rensink</u>	<u>10960 E. Monte #114</u>
11. <u>Doug Rensink</u>	<u>"</u>
12. <u>Paula Kelm</u>	<u>11541 E Pampa</u>
13. <u>Ralf R. Kelm</u>	<u>11541 E. Pampa</u>
14. <u>JANICE LAROSA</u>	<u>11434 E ONZA</u>
15. <u>LENARD LAROSA</u>	<u>11434 E. ONZA AVE</u>
16. <u>Beverly Kostlow</u>	<u>11360 E Keats #86</u>
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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

Name

Address

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|---------------------------------------|-------------------------------------------|
| 1. <u>Doug Rubin</u> | _____ |
| 2. <u>Doug Rubin</u> | _____ |
| 3. <u>Arlene Potter</u> | _____ |
| 4. <u>Jim Potter</u> | _____ |
| 5. <u>Paul Cullen</u> | _____ |
| 6. <u>Arnold Adams</u> | <u>3060 S Brandywood</u> |
| 7. <u>Joan Kyo</u> | _____ |
| 8. <u>Pat Wonda</u> | <u>2663 S Wattlewood</u> |
| 9. <u>Al Wonda</u> | <u>" "</u> |
| 10. <u>Roy Brandli</u> | <u>2334 S Olivewood</u> |
| 11. <u>Gary Wagner</u> | <u>11265 E Well</u> |
| 12. <u>Leslie Hedstrom</u> | <u>11427 E Ocaso Ave</u> |
| 13. <u>Ron Blankenhorn</u> | <u>10931 E Blair Plata Ave</u> |
| 14. <u>Sandy Blankenhorn</u> | <u>"</u> |
| 15. <u>David Muehlbauer</u> | <u>11431 E Pampa Ave</u> |
| 16. <u>Mavis Muehlbauer</u> | <u>11431 E Pampa Ave</u> |
| 17. <u>Karen Mueser</u> | <u>3117 S Signal Butte Rd #537</u> |
| 18. <u>Jan Crave</u> | <u>10921 E KIVA</u> |
| 19. <u>Blanche Gaze / PAUL WALKER</u> | <u>11240 E Olla Ave.</u> |
| 20. <u>Gordon H Klauert</u> | <u>10911 E Lindner Ave</u> |

SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

Name

Address

1. Patricia R. Foley

10960 E Monte Ave #324

2. Sharon Eilers

11427 E Navajo Ave

3. Ron Eilers

11427 E Navajo Ave

4. Lloyd Klein

2520 S Tambo

5. Larry D Delp

11244 E TAMPA AVE

6. FIVE LINDQUIST

11342 E. POSADA AVE

7. Betsy Lindquist

11342 E Posada Ave

8. TIM Ahl

11314 E. KIOWA CIR.

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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING
Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

Name

Address

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|---------------------------|---------------------------------|
| 1. <u>Darlene Mahlum</u> | <u>10859 East Kileria Ave</u> |
| 2. <u>Rhonda Mahlum</u> | <u>2662 Springwood Blvd 421</u> |
| 3. <u>Gary Heinrichs</u> | } <u>11462 E. Pampa Ave</u> |
| 4. <u>Paula Heinrichs</u> | |
| 5. <u>Nancy Jolley</u> | <u>11360 E. Keats Ave #63</u> |
| 6. <u>Ray Banall</u> | } <u>11438 E Pampa Ave</u> |
| 7. <u>Carol Banall</u> | |
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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

Sunland Springs Village
Olivewood Condominiums

October 23rd 2018

Name

Address

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|--------------------|-----------------------|
| 1. Daniel Radeka | 11538 E. Monterey Ave |
| 2. Kathy GIANEFsky | 11228 E OCASO AVE |
| 3. Judy BENNETT | 2938 S WILLIAMWOOD |
| 4. Mary Saluzzo | 11230 E. ONZA AVE. |
| 5. Nancy Bailey | 11522 E. Olla Ave. |
| 6. Connie Radeka | 11538 E Monterey AVE |
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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING
Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

Name

Address

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|---------------------------------------|-----------------------------------|
| 1. <u>EMIL + CHERIE LEE NEUMULLER</u> | <u>11309 E ROSADA AVE</u> |
| 2. <u>Dorothy Silbernaef</u> | <u>2836 S. Berrywood</u> |
| 3. <u>Virginia Lindsey</u> | <u>11069 E. Kilarca Ave. #135</u> |
| 4. <u>Kathy Thompson</u> | <u>2146 S. Lindenwood</u> |
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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING
Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

Name

Address

1. KEN JORDAN

2153 S. CHERRYWOOD CIRCLE, MESA

2. MOJ STUEVE + Linn

10927 E. Lindner Ave

3. OLLEN SCHAEFFER

11054 E. NARANJA AVE

4. GLENN FOHR

2146 S. CHERRYWOOD CIR.

5. DICK LUND

2145 S. CHERRYWOOD CIR

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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING
Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

Name

Address

1. DAVID MYERS	2154 S. CHERRYWOOD Pt
2. BELLA MYERS	" " "
3. ROBERT SHIELDS	2108 S. OLIVEWOOD
4. RICHARD KIDD	10900 E Monte Ave Unit 150
5. DALE SPIES	11534 E MILAGRO AVE
6. D'LE SPIES	" " "
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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

Sunland Springs Village
Olivewood Condominiums

October 23rd 2018

Name

Address

- | | |
|-----------------------|----------------------|
| 1. Neal Lundahl | 11234 E Ocala |
| 2. Judi Workin | 11069 E KILAROA #119 |
| 3. Sharon Moody | 2234 S. Olivewood |
| 4. Jim & Shari Meyers | 11401 E Ocala Ave |
| 5. DALE & DORI TERRY | 11328 E. TAMPA AVE. |
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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING
Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

<u>Name</u>	<u>Address</u>
1. <u>Jean & Barry Gates</u>	<u>11250 E. Kilarea Ave. # 372</u>
2. <u>Morie R. Gates</u>	<u>11250 E Kilarea Ave #372</u>
3. <u>CAROL DUFFIN</u>	<u>73 - 2101 S Yellowwood</u>
4. <u>BRUCE DUFFIN</u>	<u>11 11</u>
5. <u>Nancy Ditzler</u>	<u>11259 E Laguna Ave</u>
6. <u>Bruce Ditzler</u>	<u>11</u>
7. <u>David A. Palmer</u>	<u>545 Condo.</u>
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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

Name

Address

1. Judith Bottiglieri

2302 S. OLIVE WOOD

2. Steve + MaryAnn Knepper

2258 S. Olive Wood

3. Gary + Sharon Beard

11260 E. Monte Cri.

4. ROGER BRANVOLD

2747 S. COPPERWOOD

5. Colaine Schnebly

2748 S. Copperwood

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SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

Sunland Springs Village
Olivewood Condominiums

October 23rd 2018

Name

Address

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|----------------------------|----------------------------|
| 1. <u>Joan + Fred Swan</u> | <u>2737 So. Copperwood</u> |
| 2. <u>Willie Schmitt</u> | <u>10853 E. Olla AV</u> |
| 3. <u>Ralton Hullary</u> | <u>11521 E MONTANA AVE</u> |
| 4. <u>Ramona Hullary</u> | <u>11521 E MONTANA AVE</u> |
| 5. <u>Alan Phillips</u> | <u>2750 S Olivewood</u> |
| 6. <u>Mike Phillips</u> | <u>2750 S Olivewood</u> |
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From: kathy.fowers@fsresidential.com
Sent: Monday, October 22, 2018 2:03 PM
To: craig@fdcaz.com
Subject: Special Meeting Reminder



Special Meeting after General HOA Meeting

Dear Residents of Sunland Springs Village,

Farnsworth Development has applied to the City of Mesa for approval of 22 condos for lease similar to the Desert Trails Condos to be built on the site where the construction yard currently sits.

We will be holding an informational meeting as part of the City of Mesa's Neighborhood Participation process. This meeting will take place as follows:

Where: Sunland Springs Village Auditorium

*When: Tuesday, October 23rd, 2018
10:00 A.M. Immediately*

following the monthly HOA Meeting

You are invited to attend and listen to a presentation about this new project. If for some reason you are not able to attend, but would like to discuss this proposal, feel free to call me at 480-984-4999.

Hopefully you will be able to attend this presentation to find out about these new condos.

*Craig M. Ahlstrom, President
Farnsworth Development*



11214 E Laguna Azul Circle | Mesa AZ 85209 | [480-354-8758](tel:480-354-8758)
www.ssvhoa.com

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SUNLAND
SPRINGS
VILLAGE

Voice

October 2018 Vol. 10 No. 10

Sunland Springs Village Homeowners Association, Inc. • An Active Adult Community

20 Pages



Getting ready for a busy fall!

We have had a great summer and enjoyed a host of activities! Here are a few highlights: We listened to Ranger B and Bill Harrison talk about our beautiful state of Arizona. We watched the Summer Cinema Series and toured Falcon Field and Basha's Museum. Summer Salads, Mexican food and Mariachis were a hit at our evening gatherings! We even had a "Cruising for Murder" mystery dinner/play for our Summer Survivors. We welcome back returning residents; the activities and events will keep on rolling. Club and organization leaders have facilities reserved with dates and times scheduled and are also gearing up for a busy fall!

Now it's your turn!

Get out your calendar and start filling in the dates!

Why not try a new hobby or commit to an exercise program. The tennis and pickleball courts await; what about golf, shuffleboard, ping pong or bowling to stay active? From arts and crafts to pool parties and card games, to educational and volunteer opportunities, the activities are endless!

Special HOA Meeting

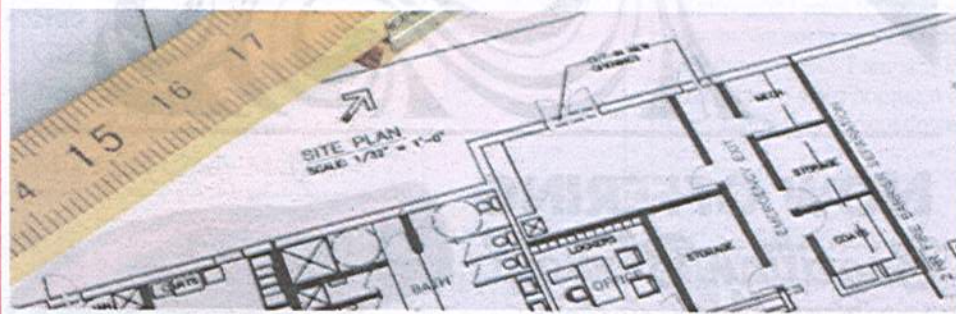
Tuesday, Oct. 23 at 10 a.m.

Location: Auditorium

(Immediately following the monthly HOA Meeting)

Craig Ahlstrom, president of Farnsworth Development will give a brief presentation regarding the new condos being proposed on the existing construction yard/office site along Signal Butte Road.

All residents are invited to come learn more about this new 22-unit condo project that will be the last new product built in SSV.



SUNLAND SPRINGS
VILLAGE

Sunland Springs Village

HOA Office Hours:

October - May

9 a.m. – 3 p.m.

What's Inside

• Activities	7, 9-11
• Around the Village	3-4
• Calendars	16-17
• Clubs	5
• Sports	12-13
• SSV HOA	6
• Classified Ads	18

NOVEMBER VILLAGE VOICE

Articles are due by noon, Wednesday, Oct. 10. Attach your WORD document (NO ALL CAPS) to an email and send to voicearticle@ssvhoa.com. All photos and flyers must be high-quality and submitted in "jpg" format.

Special HOA Meeting

On Tuesday October 23rd at 10: a.m. in the auditorium immediately following the monthly HOA Meeting, Craig Ahlstrom, President of Farnsworth Development will give a brief presentation regarding the new condos being proposed on the existing construction yard/office site along Signal Butte Road. All residents are welcome to attend to find out about this new 22-unit condo project that will be the last new product built in SSV.

The proposed project is the re-development of an irregular shaped parcel which currently serves the office and construction yard of Farnsworth Homes, Inc. The subject site is located on South Signal Butte Road, between Baseline and Guadalupe Roads, to the immediate North of the existing Summit Assisted Living community. The site is encumbered to the east by a +/-130' wide Western Area Power Authority (WAPA) high voltage transmission line easement, which also retains storm water runoff for SSV.

The purpose of the development is to create a final phase of condominiums for lease similar to the Desert Trails condos in the southwest corner of SSV. These new condos will be cohesive with the existing adjacent uses and will enhance this area of the SSV community.

There will be eight condo buildings, comprising twenty-two single story (2B+2B) units. The intent of this project is to match previous SSV residential condominium products offered by Farnsworth Development in style and construction.

Ingress/egress for the site will be internal from SSV via an existing road that accesses the construction yard west of South Olivewood. A condominium resident "exit only" egress onto Signal Butte Road shall be provided via an automatic gate.

Residents of these condos will be dues paying members of the SSV HOA, and as such will have full access to all amenities in SSV.

Please join us after the monthly HOA meeting on October 23rd at 10:00 a.m. in the auditorium for a brief presentation regarding this new condo project.