

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:

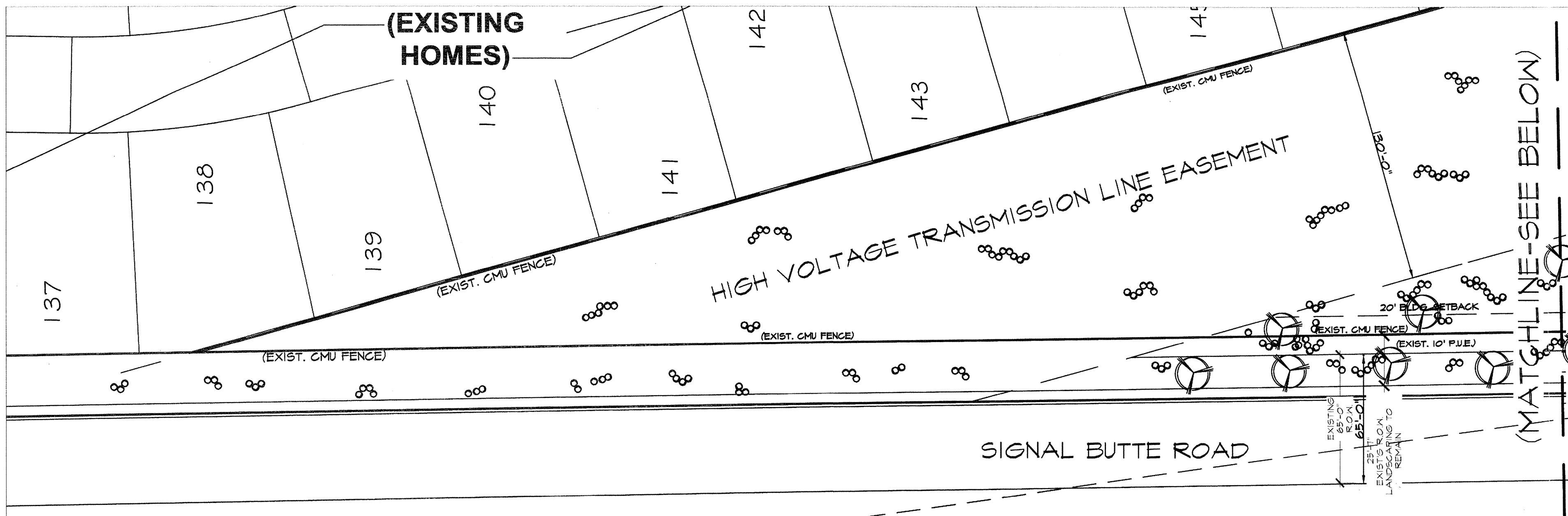
1. A 20' setback from Signal Butte in lieu of 30'.
2. A separation between buildings of 12' (in lieu of 25') to match the existing multifamily portions of Sunland Springs Village.

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 lessee 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'.

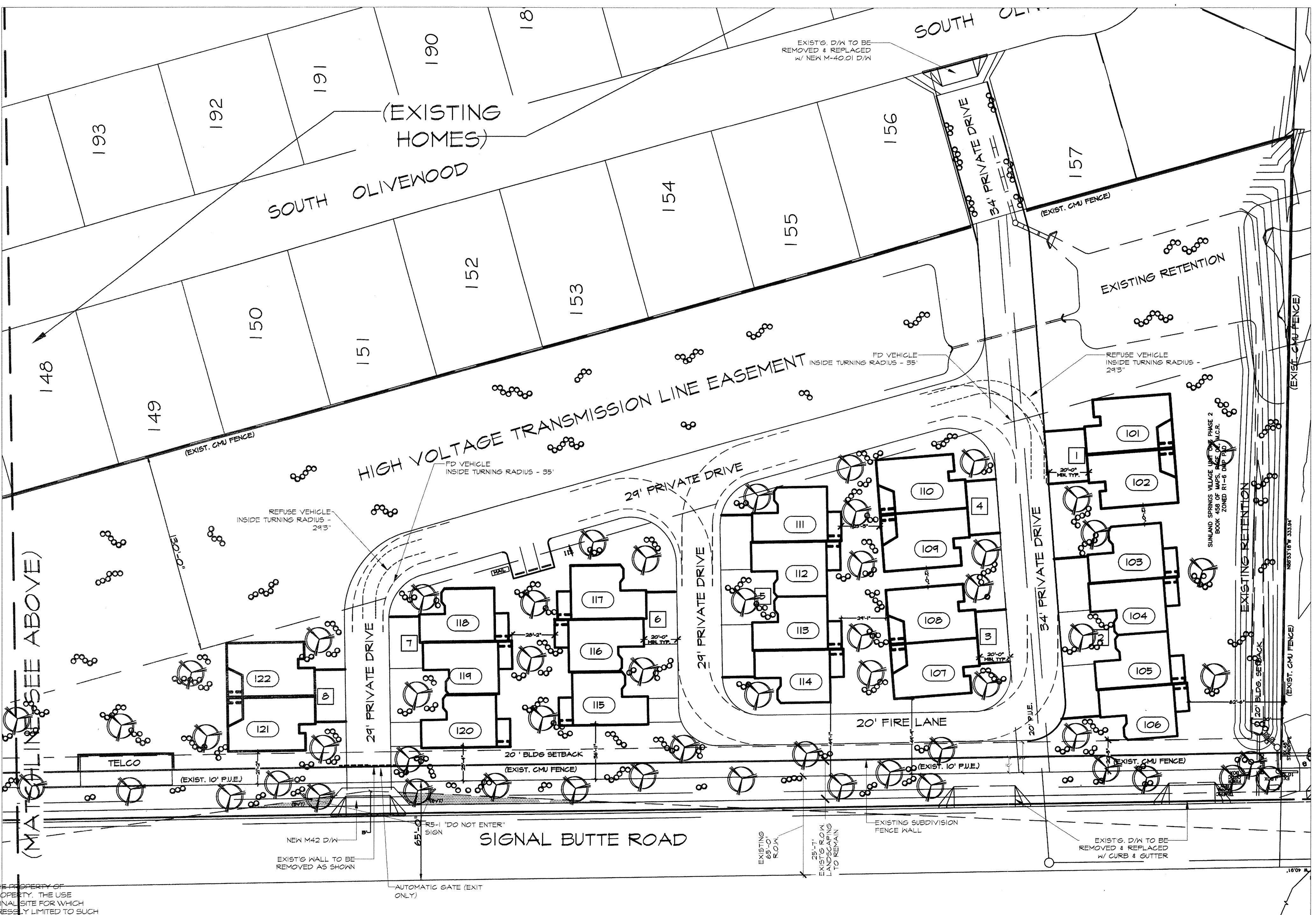
D. Landscaping in power line easement shall be provided upon Western Area Power Authority approval.

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.

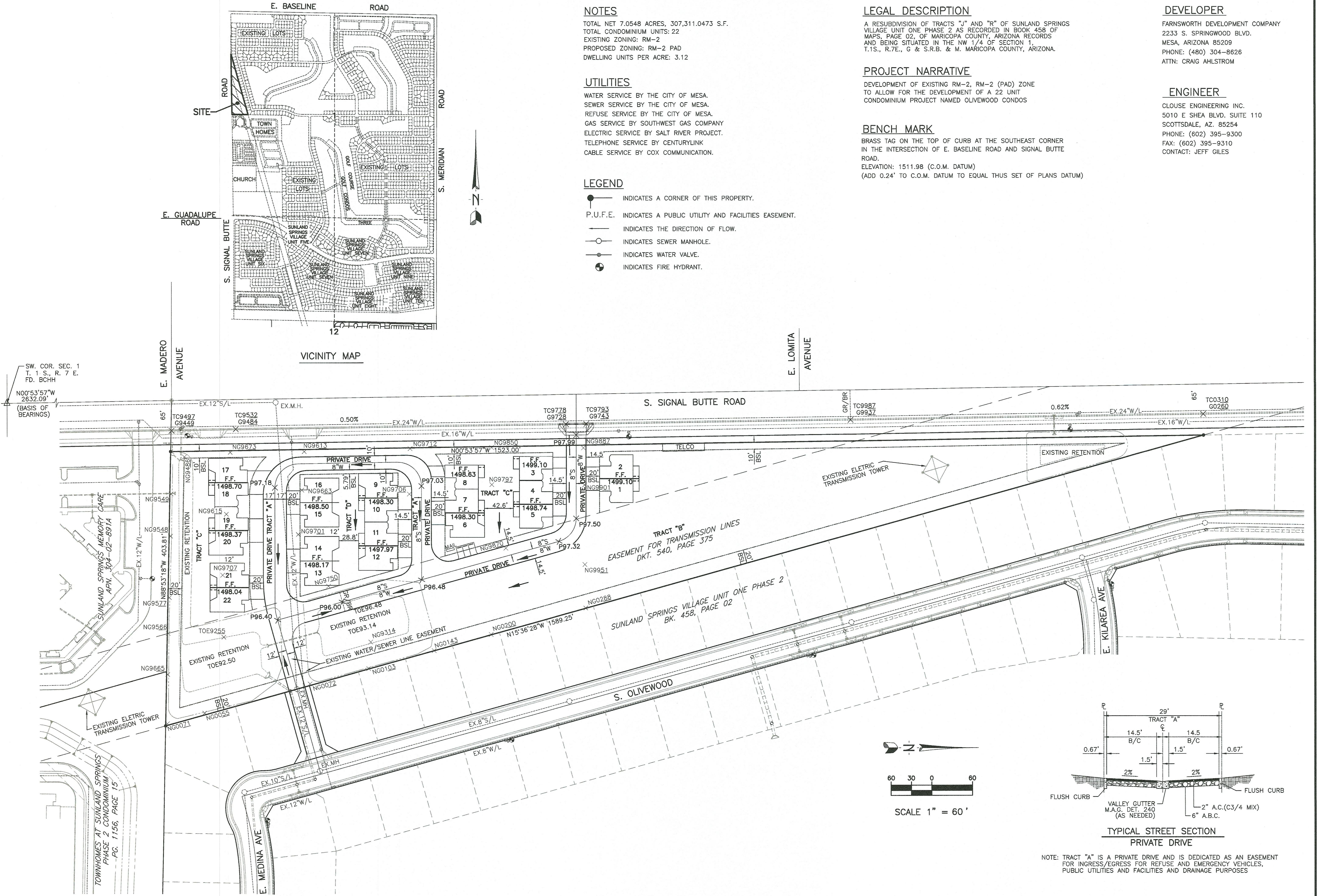
Shrubs: 4 / unit = 88
50% (44) to be 5 gal.
50% (44) to be 1 gal.



**PRELIMINARY GRADING PLAN
SSV-OLIVEWOOD CONDOS**

The logo for Clouse Engineering, Inc. consists of a 4x4 grid of squares. The top row contains the company name 'Clouse Engineering, Inc.' in a bold, sans-serif font. The bottom row contains the address '5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254'. The middle two rows are empty squares.

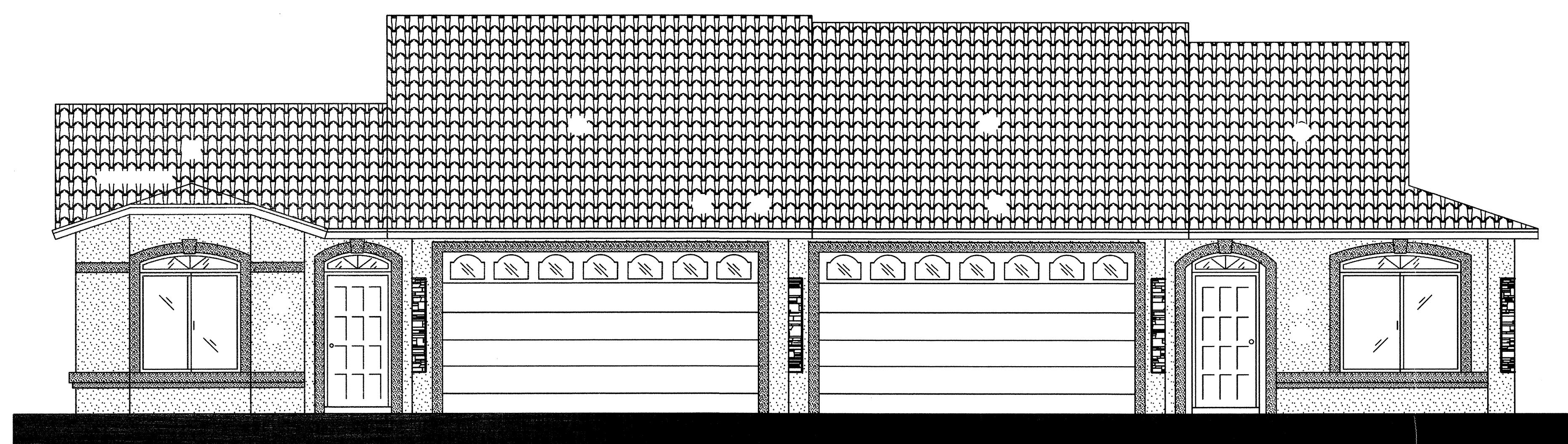
ARIZONA



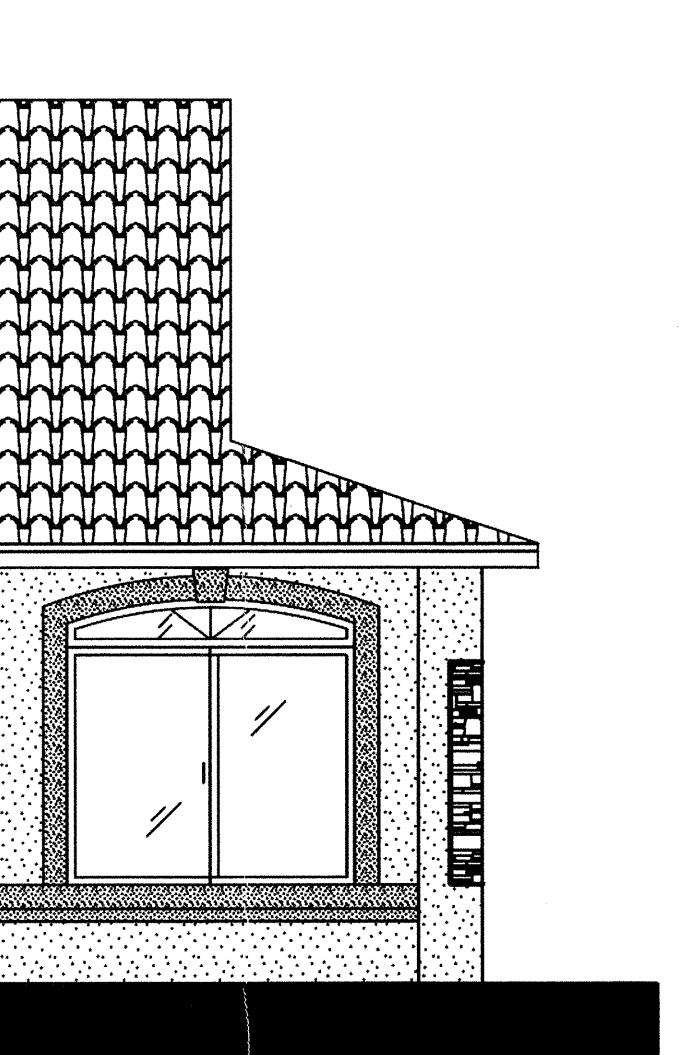
e
-27-18
-Built
No.
0801

1

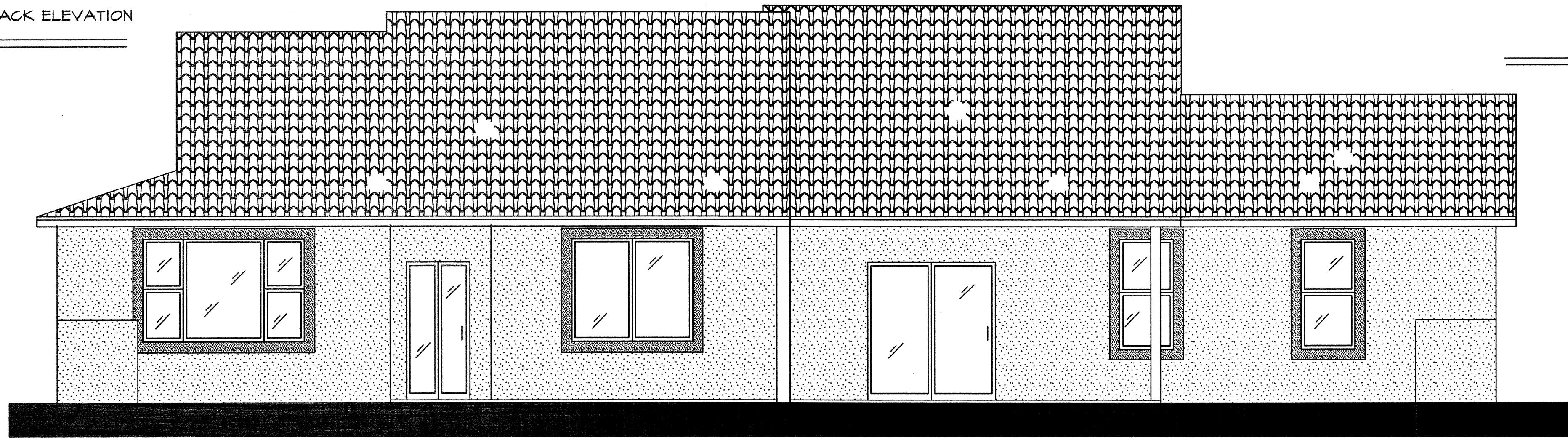
FRONT ELEVATION 1100 FRONT



FRONT ELEVATION 1400 FRONT



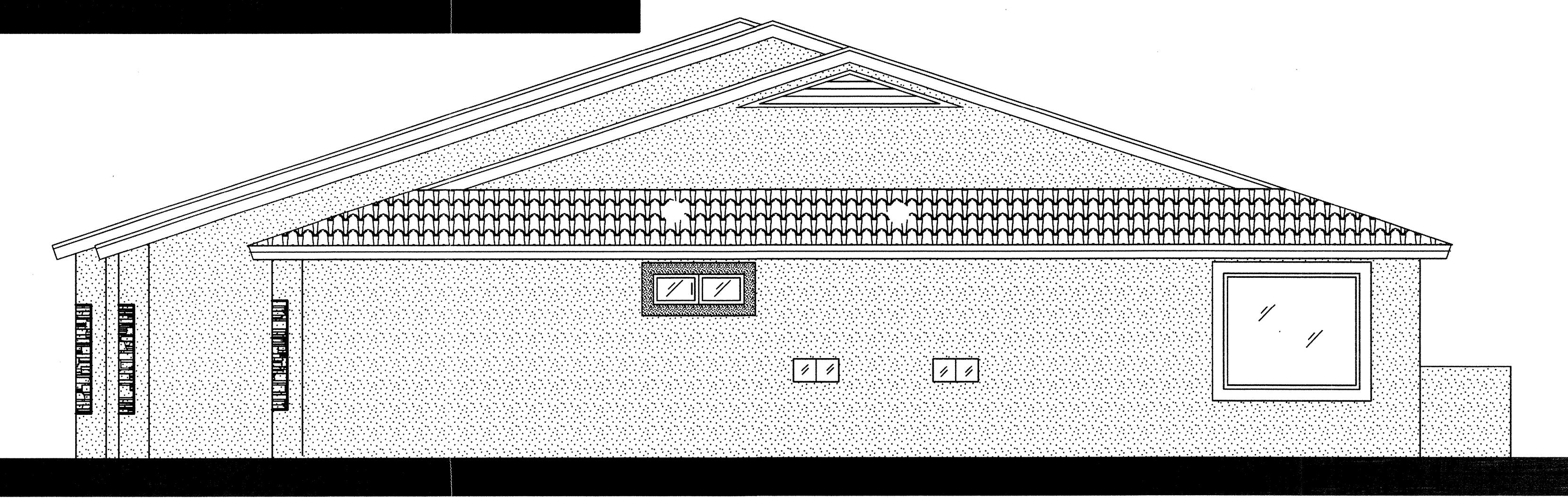
1400 BACK ELEVATION



1100 BACK ELEVATION



1100 RIGHT SIDE ELEVATION



1400 LEFT SIDE ELEVATION

ELEVATIONS

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

A-3.0

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

1. Concrete tile roof system.
2. Stucco system finish shall be Wire-tex (ICC# ESR-2278) system over (2) layers, grade 'D' kraft paper, all exterior walls.
3. Painted fiberglass entry door, typical.
4. Painted fiberglass overhead door, typical.
5. Painted stucco & stone corners.
6. 2x6 surround trim - painted stucco finish.
7. CMU screen wall 44" high (or 12" above equipment). Painted stucco finish to match building.

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



Expires: 09-30-2018

Job#: 18-000000
 Date: 08-13-2018
 Rev:

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.

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

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 +/-130' 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. These condominiums will be owned by members of the Farnsworth family (developers of SSV) and will be offered for lease.

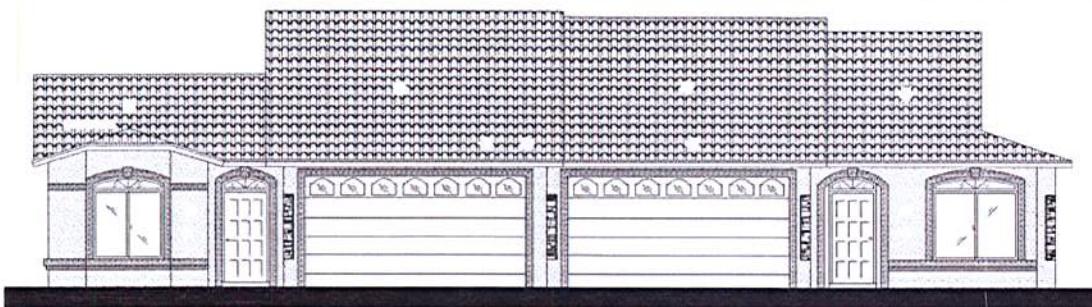
A project consisting of eight buildings, comprising twenty-two single story (2B+2B) units is proposed. The intent of this project is to match previous SSV residential condominium products offered by Farnsworth Development in style and construction.

Ingress/egress for the site will be internal from SSV 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.

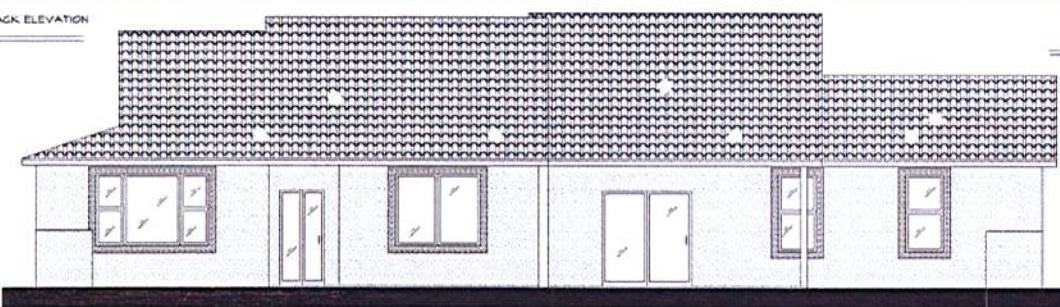
We hope you can join us for the Neighborhood Meeting per the enclosed notice.

FRONT ELEVATION 1400 FRONT



FRONT ELEVATION 1400 FRONT

1400 BACK ELEVATION



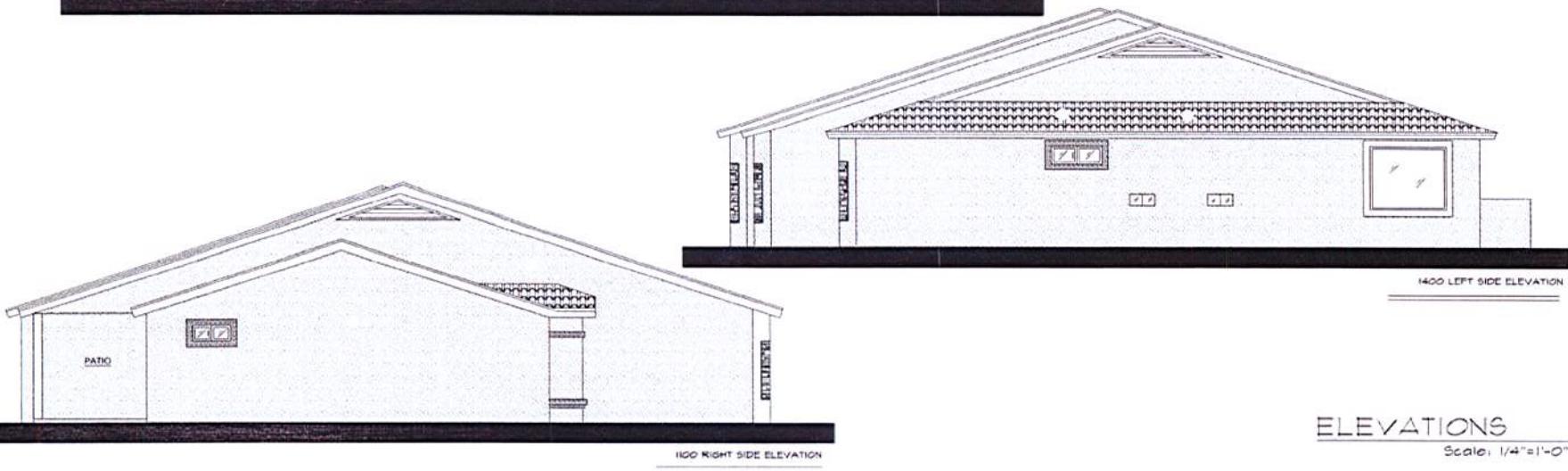
1400 BACK ELEVATION

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 (ICCF ESR-2276) 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.



ELEVATIONS

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

A-3.0

Job#18-0000000
Date:08-13-2018
Rev:

F
FARNSWORTH
CONSTRUCTION
MURKIN, RUMBLE, BUTTERFIELD,
HORNIG, ARIZONA

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

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

<u>Name</u>	<u>Address</u>
1. <u>DAVE/ELLEN GRAVES</u>	<u>3041 S. Copperwood</u>
2. <u>Ellen Graves</u>	<u>" " "</u>
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

SIGN-IN SHEET

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

	<u>Name</u>	<u>Address</u>
1.	Charles Bando	11316 E. Monte Ave
2.	Alberta Feyerisen	10960 E Monte # 268
3.	Deb & Wes Jurgens	2842 S Berrywood
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

<u>Name</u>	<u>Address</u>
1. <u>Mike Endman</u>	<u>3105 Elderwood</u>
2. <u>Gregg Reeder</u>	<u>3061 S. ELDERWOOD</u>
3. <u>MAX WARREN</u>	<u>2829 S WATTEWOOD</u>
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

SIGN-IN SHEET

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

<u>Name</u>	<u>Address</u>
1. <u>Jeanne Joann Seagraves</u>	<u>11068 E Kilarew #114</u>
2. <u>Jack & Margaret</u>	<u>10960 E Montecito #229 Mesa</u>
3. <u>Sid & Debbie Gross</u>	<u>11024 E Newville Ave</u>
4. <u>Virginia Molnar</u>	<u>536 S. SIGNAL BUTTE</u>
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

SIGN-IN SHEET

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

	<u>Name</u>	<u>Address</u>
1.	Tim Thrasher	11041 E Llanquahue
2.	Rich Fisher	10865 E. Kiva
3.	Tean Frost	10865 E. KIVA
4.	Beverly Gmblid	11409 ENIDO AVE
5.	Joseph Oliveri	10832 E. ORO AVE
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

<u>Name</u>	<u>Address</u>
1. Sharlene Bohmeler	2266 S OLIVEWOOD
2. Bev Russell	11027 E. NARANJA AVE
3. Al Russell	"
4. Ronith	2266 S. OLIVEWOOD
5. Ed Argiropoulos	2543 S WATKINSON
6. Paul Macomber	11530 E. NAVARRO AVE
7. Brinda Lender	11520 E. Nido Ave
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

Sunland Springs Village

Olivewood ~~S.S.V.~~ Olivewood Condominiums
October 23rd 2018

Name

Address

1. <u>Donna Penn</u>	<u>11360 E Kite Ave. #32</u>
2. <u>Arlyce Nelson</u>	<u>11519 E Nido</u>
3. <u>Janey 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 Dayton</u>	<u>11250 E. Kite Ave Unit 276</u>
8. <u>Marge Krewald</u>	<u>" " "</u>
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

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 Wiese</u>	<u>2210 S. Olivewood</u>
3. <u>John McKechnie</u>	<u>Garden Condo #88</u>
4. <u>Janelle 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>Frederick Bowes</u>	<u>11340 E. Kentis Ave., Unit #35,</u> <u>10960 S. Monte Ave #85</u>
11. <u>Robert Lamm</u>	<u>2662 S. Springwood #463</u>
12. <u>Carol Haas</u>	<u>2663 S. ✓ ✓ ✓ 332</u>
13. <u>R. van Diermen</u>	
14. _____	
15. _____	
16. _____	
17. _____	
18. _____	
19. _____	
20. _____	

SIGN-IN SHEET

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

<u>Name</u>	<u>Address</u>
1. Richard Paulin	2662 S SPRINGWOOD BLVD 451
2. Karen Paulin	2662 S. SPRINGWOOD BLVD 451
3. Ruthann Paulin	3117 S Signal Butte 559
4. Phillip Plato	11068 E. Kilarey #166, Mesa 85209
5. Virginia Plato	11068 E. Kilarey #166 85209
6. Joe Fellhauer	2811 S Wattlewood
7. Kathy Fellhauer	2811 S Wattlewood
8. Betty Wolf	11302 E Medina Ave
9. Bob Wolf	"
10. Shelly Rensink	10960 E. Monte #114
11. Doug Rensink	"
12. Paula Kelm	11541 E Pampa
13. Raff P. Kelm	11541 E. PAMPA
14. JANICE LA ROSA	11434 E ONCA
15. LENARD LA ROSA	11434 E. ONCA AVE
16. Beverly Koslow	11360 E Keats #86
17.	
18.	
19.	
20.	

SIGN-IN SHEET

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

Name

Address

1. <u>Doug Dubin</u>	<u></u>
2. <u>Doug Dubin</u>	<u></u>
3. <u>Alene Potter</u>	<u></u>
4. <u>Jim Potter</u>	<u></u>
5. <u>Phil Cavan</u>	<u></u>
6. <u>Sondra Adams</u>	<u>3060 S Brandywood</u>
7. <u>Joan Kyro</u>	<u></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>11255 E Dell</u>
12. <u>Leslie Hedsstrom</u>	<u>11427 E Ocaso Ave</u>
13. <u>Sandy Blankenbauer</u>	<u>10931 E Plata Pampa Ave</u>
14. <u>Sandy Blankenbauer</u>	<u>" "</u>
15. <u>David Muchlauer</u>	<u>11431 E Pampa Ave</u>
16. <u>Mavis Muchlauer</u>	<u>11431 E Pampa Ave</u>
17. <u>Karen Musum</u>	<u>3117 S. SignalButte Rd #537</u>
18. <u>Jan Crave</u>	<u>10921 E KIVA</u>
19. <u>Blanche Laze / PHIL WALKER</u>	<u>11240 E Olla Ave.</u>
20. <u>Gordon & Klaudt</u>	<u>10911 E Lindner Ave</u>

SIGN-IN SHEET

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

<u>Name</u>	<u>Address</u>
1. Patricia Q. Foley	10960 E. Monte Ave #324
2. Sharon Eilers	11427 E. Navarro Ave
3. Ron Eilers	11427 E. Navarro Ave
4. Lloyd Klein	2520 S. Tambor
5. Larry D Delp	11244 E. Tampa Ave
6. Steve Lindquist	11342 E. Posada Ave
7. Betsy Lindquist	11342 E. Posada Ave
8. Tim Ah	11214 E. Kiowa Cir.
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

SIGN-IN SHEET

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

	<u>Name</u>	<u>Address</u>
1.	Darlene Mahlum	10859 East Kilarea Ave
2.	Rhonda Mahlum	2662 Springwood Blvd 421
3.	Gary Heinrichs	11462 E. Pampa Ave
4.	Paula Heinrichs	
5.	Nancy Tolley	11360 E. Keats Ave #63
6.	Ray Bawall	11438 E. Pampa Ave
7.	Carol Bawall	
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

Sunland Springs Village
Olivewood Condominiums
October 23rd 2018

<u>Name</u>	<u>Address</u>
1. <u>Daniel Radeka</u>	<u>11538 E. Monterey Ave</u>
2. <u>Kathy GANEFSKY</u>	<u>11228 E OCASO AVE</u>
3. <u>JUDY BENNETT</u>	<u>2938 S WILLOWWOOD</u>
4. <u>Mary Saluzzo</u>	<u>11230 E. ONZA Ave</u>
5. <u>Nancy Bailey</u>	<u>11522 E. ONZA Ave</u>
6. <u>Connie Radeka</u>	<u>11538 E. Monterey Ave</u>
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

SIGN-IN SHEET

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

<u>Name</u>	<u>Address</u>
1. <u>Emil & OHERIE LEE NEUMULLER</u>	<u>11309 E. POSADA AVE</u>
2. <u>Dorothy Silbmaef</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. Larchwood</u>
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

**Sunland Springs Village
Olivewood Condominiums
October 23rd 2018**

Name

Address

SIGN-IN SHEET

NEIGHBORHOOD PARTICIPATION MEETING

**Sunland Springs Village
Olivewood Condominiums
October 23rd 2018**

Name

1. DAVID MYERS

2. Bella Myers

3. Robert Shields

4. Richard Kidd

5. Dale Spies

6. D'ELe Spies

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____

SIGN-IN SHEET

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

<u>Name</u>	<u>Address</u>
1. Neal Lundahl	11234 E Ocaso
2. Judi Workin	11069 E Kilaroa #19
3. Sharon Moody	2234 S. Olivewood
4. Jim & Sharm Meyers	11401 E Ocaso Ave
5. DALE & Dorzi TERRY	11328 E. Tampa Ave.
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

SIGN-IN SHEET

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

	<u>Name</u>	<u>Address</u>
1.	Jan & Harry Gitter	11250 E Kilarea Ave. #372
2.	Morne R. Gates	11250 E Kilarea Ave #372
3.	Carol Duffin	73 - 2101 S Yellowwood
4.	Bruce Duffin	11 11
5.	Karen Ditzler	11259 E Laguna azul
6.	Bruce Ditzler	"
7.	David A. Palmer	545 Condo.
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

SIGN-IN SHEET

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

<u>Name</u>	<u>Address</u>
1. Judith Bottiglieri	2302 S. OLIVEWOOD
2. Steve & Maryann Knipper	2258 S. Olivewood
3. Greg & Sharon Beard	11360 E. Monte Cr.
4. Rodger Branvold	2747 S. COPPERWOOD
5. Colaine Schnebly	2748 S. Copperwood
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

SIGN-IN SHEET

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

<u>Name</u>	<u>Address</u>
1. Judy & Ned Swan	2737 So. Copperwood
2. Willie Edmiston	10853 E. Olla AV
3. Dalton Juliany	11521 E. Monterey Ave
4. Lemmy Juliany	11521 E. Monterey Ave
5. Leon Phillips	2350 S. Olivewood
6. Mike Phillips	2280 S. Olivewood
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

craig@fdcaz.com

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

Professionally Managed by



[Unsubscribe](mailto:Craig@fdcaz.com) [Craig@fdcaz.com](#) | [Update Profile](#) | [About our service provider](#)



SUNLAND SPRINGS VILLAGE VOICE

October 2018 Vol. 10 No. 10

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

20 Pages



Photography By
Doris Lund

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

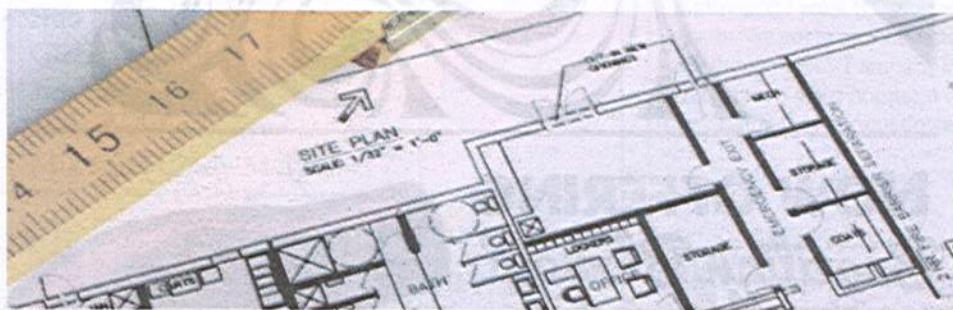
Tuesday, Oct. 23 at 10 a.m.

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.