



Barbara Aufiero <aufierob@reno.gov>

J 7.1
9-13-17**Fwd: J 7.1 and J 7.2**

1 message

Wanda Cardinalli <cabarbie34@aol.com>

Wed, Sep 13, 2017 at 1:14 PM

To: aufierob@reno.gov

Cc: cityclerk@reno.gov

Wanda Cardinalli
cabarbie34@aol.com

-----Original Message-----

From: Wanda Cardinalli <cabarbie34@aol.com>

To: schieveh <schieveh@reno.gov>; bobziend <bobziend@reno.gov>; brekhusj <brekhusj@reno.gov>; duerrn <duerrn@reno.gov>; delgadoo <delgadoo@reno.gov>; mckenziep <mckenziep@reno.gov>; jardonn <jardonn@reno.gov>; turneya <turneya@reno.gov>

Sent: Tue, Sep 12, 2017 2:06 pm

Subject: J 7.1 and J 7.2

Dear Councilmembers,

I am in favor of the sale that is profitable to the city(because of the required cost share with Corona), but would like the stipulations included below.

As I have previously spoke of and have requested on numerous occasions. I would request that the city allow all homeowners and the Association proper time to respond to any buyers if the city lot is sold and not utilized for homes as fully intended or if the fire department was not built. I know at the council meeting were the sale was determined; it was classified as a public facility (however the letter sent to HOA management indicated similar to what exists, that is single family homes, NOT duplexes).

After the sale was determined, Councilman Delgado met with me and we discussed several of my concerns, including the lack of noticing regarding the actual item for the sale. NO homeowners within the required 750 feet were notified. I know because I spoke to each and they were upset, however they did not write or attend the NAB 3 meeting because of the date so closes to the Labor Day holiday.

I called and verified today that the New and Old HOA managers received notice of the Sale dated 9/5/17 and it was received on 9/7/17. That did not allow enough time for a turn around to notify homeowners with the recent management change. Over 175 letters were returned as the database was not properly transferred from one manager to the other. It now has been corrected. The letter emailed to me shows me copied as president of the HOA, however, I still have not received an email or hard copy as of today.

I would be requesting that the City protect the homeowners, including myself with making sure any planned new development has a full traffic study to ensure the safety of the homes in village B and B2 as the majority of homes is on that side and there is only one entrance and Echo Valley Parkway is the main road used to exit and enter at Long Meadows Drive. Echo Valley and Long Meadows are also both used by the WCSD for the bus routes as well. It should also be noted that the statement about the homes being duplexes is erroneous. The last duplex built was in 2008. Of a little less than 400 homes there are 23 duplexes as counted prior to meeting with Mr. Delgado.

I would further ask you to make sure the buyer is contributing to both the HOA and Park contributions. The PUD having been greatly reduced has affected the park contributions. The promised full vetting would be something I would hope will happen as well through the Ward 3 NAB and HOA.

I look forward to that parcel being completed and the neighborhood looking complete.

Sincerely,

Wanda Cardinali