

Property Adjacent to The Woods Purchased by Homeowners – Update #2 – 3 February 2016

2016 Update from Community Center Partners, LLC

Dear Fellow Woods Homeowners:

In August, the Community Center Partners LLC announced the purchase of a piece of property contiguous to the Woods known as The Wills Hunting Camp. In that announcement, we provided insight into the process and particulars of the transaction. Since then, we have received several questions about the property and its future. In this update memorandum, we highlight those questions and share the information we have at this time.

As stated in prior emails, if your neighbors are not receiving this update directly and would like to be on our distribution list, or if you want to be deleted from these emails, please contact us at news@communityctr.info and we will update the list.

Sincerely,

Members of Community Center Partners, LLC: Fran & Will Compton, Terry (Lyle) & Susan Cox, Isabel (Liz) Dunst, Dan & Mary Forte, Marty & Rita Johnson, Sue & Fred Littlepage, Steve Rose, Sandi McGee, Donna Dean & John Meyer, Sally & Bob Selepak, Len & Caryl Swahn, Dan & Judy Toland.

Q. Are there any encumbrances on the property?

A. There is an access easement roadway to the adjoining 4-acre parcel that was deeded to the seller's sister years ago. This right of way will not interfere with any future property use. The easement is limited to the family (one son) for access to Sleepy Creek WMA hunting land.

Q. Are there any other issues with the property?

A. Initially, there was an individual concerned that the property may require protection as a wetland. The Partners are aware that any development must meet certain environmental criteria under wetland law to include:

- a) No single structure larger than ½ acre in size can be constructed on the property and
- b) No more than 400 feet of stream can be diverted.

Since neither of these conditions will factor into the future plans, and since the Partners must have an environmental expert sign-off prior to development, this will be resolved once initial plans are ready to present to the County.

Q. Are you worried about the property flooding?

A. Initially, we removed some untamed growth and old structures, improved access, marked boundaries, installed large culverts to mitigate flooding, and procured the necessary services (survey, insurance, legal). We have access to experts who will advise us on additional ways to avoid the potential for flooding as ideas and plans evolve. Land-use experts from within the Woods community are encouraged to contribute their knowledge and talents to these efforts as well. The Firewise Committee will also be involved in the planning and development of the property.

Q. Did you consider the other homeowners adjacent to this property in your discussions about its future?

A. Yes. On December 12, 2015, the Partners invited nearby homeowners, who had not already voiced their opinions, to discuss their concerns and ideas for the future use of the property. The participants were

generally supportive and willing to contribute their skills and ideas. From that meeting, we were pleased to learn that one of our neighbors has an education and career in urban planning and another neighbor, with a long residency at The Woods and an avid interest in preservation, offered several thoughtful suggestions for the community's use of the property.

Q. What is the situation with the adjoining 4-acre parcel?

A. That parcel is solely owned by the sister of the seller of our 7.7 acre parcel. She was contacted last summer and asked if she wanted to sell her parcel. At that time, she had no desire to sell her property.

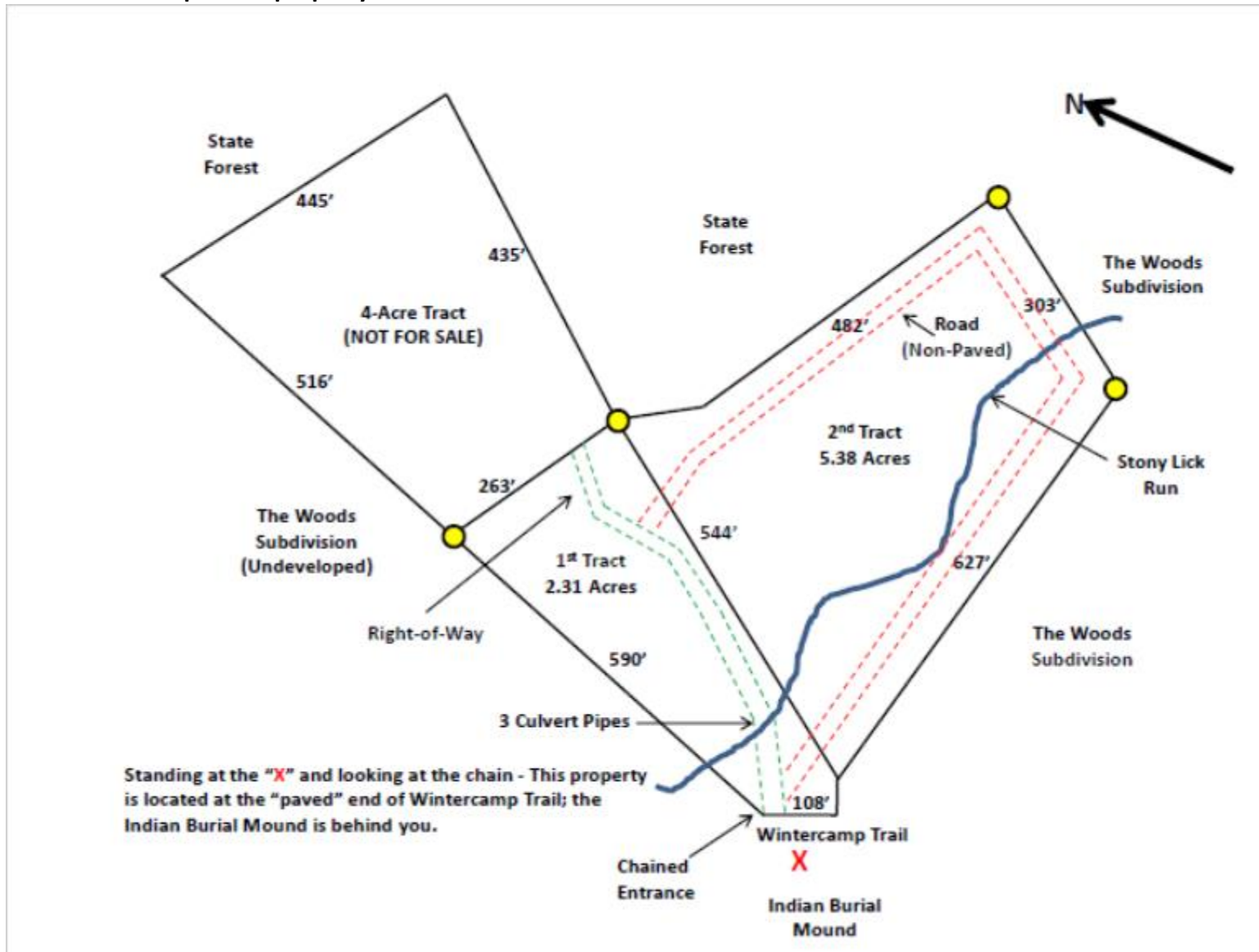
Q. Why do you think this is a good location for a community center?

A. There is no other parcel of land adjacent to The Woods that has the potential to accommodate community activities. WHOA's properties are limited to the Administrative building and surrounding perimeter, water facilities, and another very small, unsuitable area. Since the community has been without a gathering place for events, clubs, meetings, and other activities for at least 3 years now, this property offers a great opportunity. It is esthetically pleasing, has access to electricity and water, and offers sufficient acreage for dozens of outdoor activities, adequate parking, and can accommodate a sizeable, permanent gathering structure.

Q. What is the address of this property and how can we access it?

A. The property is located at the end of the paved portion of Wintercamp Trail, across from the Indian Burial Mound. Wintercamp is the only access point to the 7.7 acres and to the adjacent (privately owned) 4 acres.

Q. Is there a map of the property?



Q. Does this property pose a conflict of interest with PVP and/or WHOA?

A. We are not working directly with PVP or WHOA on developing the property, but we have been communicating with them throughout the process. Our intent is not to be in competition with either of them, but to complement them. At this time, the Partners feel that it is a more secure asset for the Woods' residents to keep ownership separate from PVP. The Partners also want Woods residents to drive its future direction. Given the proposed, new pavilion to be built and managed by PVP in 2016, there continues to be homeowner interest in more than one community venue. The Partners believe that two locations encourage expanded activities and can accommodate more events to meet the needs of the various groups and individuals in the community.

Q. Won't traffic to this area impact our neighborhood streets?

A. The Partners envision that the use will be limited to Woods residents. (There are NO plans to open the property to the public.) The volume of traffic should not be any more intrusive than it will be once the remaining lots on the mountain are built-out. This will be a discussion point as members of the community come together with ideas for the use of the property.

Q. How will this effort be funded?

A. The Partners have discussed initial funding and ways to sustain funds to meet ongoing costs, but this is a very young discussion. Over the long term, we will require the advice and expertise of our homeowners who have served as planners, fund-raisers, foundation executives, non-profit specialists, grant writers, accountants, administrative and budget professionals and willing homeowners to help devise a long-range financial plan.

Q. What are your plans for the property?

A. There are a variety of options in considering the full development of this property. This is private property, not open to the public, and it will be administered as such to favor its recreational and civic use by Woods residents. All homeowners will be invited and encouraged to shape its future direction. Since our November note to homeowners, we have received a significant number of people willing to volunteer, lend their expertise, and offer suggestions. When planning begins in earnest, the ideas and input of residents will become essential. As one resident recently noted, this facility could stimulate a movement toward richer communications throughout The Woods (beyond water and roads and safety), and it could be the springboard for a real community focus to occur. To facilitate this, we will consider other venues such as a Partners Town Meeting, where homeowners can participate in a discussion and share their ideas and thoughts about the property.

Once the weather is more accommodating, we expect to host a Community Orientation and Cleanup event. We also plan to host a Town Meeting to provide history, gather ideas, sign-up potential volunteers, and discuss the questions we received about how individuals can be involved, including:

- How can we contribute our expertise to your efforts?
- Can I help you secure funding for some of your efforts?
- How can I support your efforts?
- How will you let us know when we can help/get involved?
- Will you update us regularly on your progress?

Also, we have already received several suggestions (noted below), and we encourage everyone to continue sending your thoughts to us.

- Set aside an area for a dog park.
- Create a place to hold gatherings, meetings, games.
- Restore the site to its natural state by working with the Woods Garden Club and Master Gardeners; create an arboretum or a protected natural habitat.
- Plant American chestnut trees as part of the restoration effort.
- Consult Firewise to assess the health of existing trees and assist in working to reduce wildfire risk.
- Create a community garden (and adjacent composting area); hold garden events to strengthen the community.
- Provide a family oriented environment and activities, including a nice playground.
- Create spaces for bocce ball, beach volleyball, badminton, archery, and horseshoes.
- Revitalize trails on lower Sleepy Creek WMA that connect to Woods road for hiking, running, and mountain biking. (NOTE: John Meyer and Donna Dean, along with other avid hikers, have already begun clearing and improving the existing hiking trails on the property that leads into the Sleepy Creek WMA.)