



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Nottingham Woods Follow Up from CC Mtg

1 message

Sara Roediger <roedigers@rochesterhills.org>
 To: Maureen Gentry <gentrym@rochesterhills.org>

Wed, Jan 27, 2016 at 11:54 AM

----- Forwarded message -----

From: **Michael DiNello** <mdinello@vanguardmichigan.com>
 Date: Wed, Jan 13, 2016 at 9:12 AM
 Subject: Re: Nottingham Woods
 To: Sara Roediger <roedigers@rochesterhills.org>
 Cc: Ed Anzek <anzeke@rochesterhills.org>, Michael Park <mpark@giffelswebster.com>, Andy Wakeland <awakeland@giffelswebster.com>, Paul Esposito <paul@sunsethomes-llc.com>, Frank Lalama <flalama@vanguardmichigan.com>

Good Morning Sara,

Thank you for sharing the video link with me. After viewing the presentation and commentary from the neighbors, I would like to offer some additional information that you may wish share with council members.

- 1.) Dr. K. V. Rao (Owns adjacent parcel to the West, known as 642 Hamlin Rd.) - The attached letter confirming our agreement to preserve the existing fence was sent to Mr. Rao on 10/27/15. Shortly after the letter was sent, I personally spoke with Mr. Rao confirming same. He asked if I could amend the letter to include language that speaks to the repair of the fence if, during development, the fence was damaged. We agreed, and in early November a revised letter was sent confirming that (A) the fence is to be preserved and (B) any damage to the fence caused by development would be repaired. See attached letter for your records.
- 2.) Mr. Alex Kiwior (Owner adjacent parcels to East, known as 1860 Crestline St.)- In early November, our office reached out, via telephone, to Mr. Kiwior offering to meet to review and discuss the site plan, and more specifically how it relates to stormwater drainage to address any concerns and/or to come up with an alternatives. A meeting at our office with Mr. Kiwior and our engineer Mr. Michael Park from Giffels Webster took place at our office on November 16 at 8:30am. We felt the meeting was quite productive as Mr. Kiwior also made us aware of the stormwater improvements and modifications made in connection with repave of Crestline Rd.
- 3.) Ms. Elizabeth Hurst (Owner adjacent parcel Northwest, known as 1840 Crestline St.) - In early November, our office sent two separate letters requesting a meeting with Ms. Hurst to review and discuss the site plan. We followed up our letter communication with two separate phone calls. No response was received to date.
- 4.) Adjacent Neighbors to the North - As you aware, on 10/27/15, our office sent a letter to the seven (7) adjoining neighbors to the North of our proposed development (located within the Avon Hills Village Subdivision). Although we are not required to do so per the city ordinance, we agreed to add a 6 ft landscaping buffer along the North property line. In fact, this development to the North, Avon Hills, represents a higher density than our proposed development (R-4). Nonetheless, we believed our agreement to add this "buffer" would demonstrate our strong desire to be good neighbors.

Finally, to address comments regarding communication, the last letter correspondence was dated 12/26. Our office was closed thereafter for the holiday week. We apologize for any missed phone calls during that time, however, respect and appreciate the neighbor feedback and look forward to addressing their concerns.

That said, we welcome the opportunity to have a Neighbor Information Meeting at the Rochester Hills Municipal Office on Tuesday, January 19th at 6:00pm. Pending your confirmation this date with Mayor Barnett and any respective members of council that wish to be present, we will overnight an invitation letter to each neighbor, with a copy for your files. Both myself and partner on this project Mr. Paul Esposito will be in attendance, along

with members from our engineering team at Giffels Webster.

Kindly respond with confirmation of date/time, and I will coordinate with my staff to have letters sent asap.

Thank you for the opportunity to provide comments, we sincerely look forward to working with you and the neighbors on this project.

Respectfully submitted,

MD
Michael A. DiNello

Partner

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Nottingham Letter_Rao_Fence_10-27-15.pdf

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VANGUARD
COMPANIES

October 27, 2015

K V Rao & Lakshmi Rao
642 West Hamlin Road
Rochester Hills, MI 48307

RE: Proposed Development "Nottingham Woods" / Fence on East property line

Property Owner:

Thank you for attending the Rochester Hills Planning Commission on August 18th 2015 regarding our proposed single family development "Nottingham Woods" adjacent East of your property.

We respect and appreciate your comments regarding the preservation of the existing fence line located on the East boundary of your property. The partners have agreed to your request, and have amended our site plan accordingly to reflect same. Attached is a copy of the revised site plan which will be submitted to Rochester Hills confirming our agreement to preserve the existing fence.

We thank you again for your feedback. Please feel free to contact our office at (248) 650-6206 with any questions.

Best Regards,

Michael A. DiNello
Partner
Vanguard Equity Management, LLC

