

### Discussion Topics for Meeting of Edgewater Residents and Dr. Mark Kendra

Item #	Question
1	We would like to see the completion of all paving for the entire subdivision – streets and sidewalks.
2	Storm sewers need to be completed to prevent flooding. We have dug a trench to the pond ourselves but it is still an issue. Also the end of our street floods in heavy rains.
3	We don't want any more development of duplex, townhouse or multi-family units in the neighborhood. The incidents requiring police intervention seems to be concentrated on these areas.
4	We don't want any further 'rebuild your credit' plans or 'rent-to-buy' options. The townhouses with 5 bedrooms and rent to rebuild your credit has not been successful in helping people become homeowners. It has turned the townhouses into low-income/high turnover rentals.
5	We have concerns with the length of time it has taken to develop this neighborhood. 12 years cannot all be blamed on the economy and other subdivisions in the area are nearly completed.
6	In our experience, Mark Kendra is extremely difficult to contact to inquire about purchasing a lot. Sales will depend on the responsiveness of the developer.
7	The entrance to our subdivision is not very attractive. Some improvements have been made, but it needs to be more appealing to be competitive and desirable.
8	What is timeline for each phase of development? <ul style="list-style-type: none"> <li>- Louisiana street</li> <li>- Ohio Street</li> <li>- Tennessee Street</li> <li>- Vermont Street</li> <li>- 111<sup>th</sup> Street</li> </ul>
9	Are there certain building standards that we can insure will be upheld to prevent independent builders from throwing up cheap houses?
10	What considerations are there to prevent continuous building when a certain percentage of existing structures are not sold? We don't want to see 50 empty houses and building chugging along.
11	Will there be a second access/entrance to the subdivision beside the existing Indiana street? When and where?
12	We have a concern about building more multi-family units when the ones that exist are not selling. <ul style="list-style-type: none"> <li>- Lot 100 is a 4 condo unit currently empty</li> <li>- 11155 Tennessee is also empty.</li> </ul>
13	We have a concern that 21 additional condo units (84 family dwellings) is not supported by the space once you consider the likelihood of multiple car families and increased congestion.
14	How can we obtain some speed control on some of these streets – particularly Tennessee and 112 <sup>th</sup> ? With the rental units we have a lot of traffic and unconcerned visitors.
15	Will there be an HOA for the condo units and will sf residents have input in developing some covenants for the subdivision? Can we develop one now and would you help us, if it is your intention to establish one at some point in the future.