

Feb. 14, 2023

Re: Fairway Estates Phases 2-3-4

Dear Ms. Wendy Farley-Campbell

We want to make a statement of support for Michael Pearson. In interests of transparency we want to make clear upfront that my husband and I are friends of Michael and Nancy Pearson. My husband and I first met Michael and Nancy in June of 2019 when we were looking to build our forever home here in Florence. We have developed a friendship and sincere appreciation of both of them over the last 3.5 years. We have vacationed on the Oregon Coast for many years and knew we wanted to retire to this wonderful community. Michael and Nancy were the first to welcome us to Florence and have made sure, since that time, that we have met many wonderful people here and feel this is truly "home". As such, we have a good knowledge of the development history of this subdivision.

It has become very apparent over the past few months that we have one person in this community who has been unhappy and bitter towards Michael since she and her wife moved into this community last year. I ask that you keep her name confidential : [REDACTED]. She has literally been unhappy since day one when someone from another community (Sandpines West) had parked an RV on Tournament Dr, creating difficulty for their moving van, although not blocking their home or driveway.

[REDACTED] over the past year or so, has made comments to several people, including both me and my husband, such as:

- "this subdivision is a fraud and the developer should not be in business"
- "I'm going to do everything in my power to stop any further development"
- "I was promised nature trails and we don't have them"
- "Why do we have to have increased HOA dues for sewer and street repair and maintenance, why doesn't the City take care of the roads, I pay taxes to them for those things"
- "I don't care about open spaces, I want the nature trails I was promised"
- "Why don't we have a clubhouse and swimming pool here. I'm very disappointed"
- "I'm going to protest this subdivision because we don't have amenities"
- "I'm going to every City Council meeting because I don't think the City is being run correctly and I want to change things"
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I think it is important to note that [REDACTED] decided on this house and subdivision without any knowledge of Florence, the surrounding areas, Fairway Estates subdivision or the house. Her decision was based on marketing and realty matériels. She never set foot here before moving in. Now, in our opinion, she has "buyers remorse" and is blaming Michael Pearson for her lack of due diligence before spending over \$500,000 dollars! It is also very apparent, from her comments, that she has no understanding of a "private subdivision" or the Oregon State Statutes and requirements of HOAs.

She is in a personal vendetta, again in our opinion, and we can no longer remain silent on her efforts. She is trying to denigrate our wonderful community and our subdivision while tempting to slander the Pearson's and their reputation in her ongoing attempt to create division among the homeowners and stop any further progress by the developer.

Michael and Nancy have done many things for our subdivision that she is either unaware of or doesn't care. Since we have been here Michael has personally, and at his cost without charging the HOA, taken care of brush removal, downed trees, eradicated frequently the recurring scotch broom. When landscapers were not available, or did not show up as promised, Michael personally worked in the subdivision to meet the requests of homeowners.

At our turnover meeting on Nov. 2, 2022 the homeowners group requested the closure of the main gate 24/7, which had primarily been open prior to that. Although this created an extra obstruction to realtors showing lots and homes and construction workers coming in and out, this request was accomplished the next day, without question, by Michael and Nancy.

Fairway Estates PUD- Phase 1 **does have** adequate open spaces per the approval process. This has been pointed out to [REDACTED] by the Board several times. However, she then went forward and hired a photographer to take pictures in an attempt to prove her point about trails. My husband and I have personally walked the "open spaces" and nature trail areas in our community and find them adequate and walkable. We moved here for the serenity and natural beauty of the area, not paved walking and bicycle trails in the subdivision! Or a clubhouse and swimming pool! There are many trails and other nature areas very close to us that are readily accessible for longer hikes if wanted. To my knowledge, no one else in the homeowners group has complained about the nature trails.

It should also be noted that even in the early marketing materials, there was never a clubhouse or swimming pool mentioned! And further development of nature trails were a future development with Phase 2-3-4. Perhaps she's thinking about Florentine Estates instead of Fairway Estates?

On another note: As the elected Treasurer of the Board of Directors for Fairway Estates at Sandpines, I have had multiple opportunities to talk with many of our homeowners. Our board feels a strong responsibility to appropriately manage our annual budget and oversee all expenses. Our homeowners have been advised many times that any "enhancements" or more additions desired to the existing open spaces will be the responsibility of the HOA to maintain and repair as needed. Items such as dog poop stations, park benches and ground covering materials have been discussed. The costs to maintain these are not wanted by the majority of homeowners at this time. And it has also been made known that these types of additions and/or enhancements must be passed by a 75% majority vote of the homeowners. A single homeowner can certainly ask the board to consider these, but one homeowner does not have the right to demand them.

The Pearson's have stated they are willing to place enhancements such as benches and dog stations, but since the homeowners are not in favor of the ongoing maintenance these have not been placed to date.

We do not want the Planning Commission to accept [REDACTED] comments as those of the majority of homeowners in this subdivision, as they most definitely are NOT.

Thank you for your consideration of our thoughts and concerns. And again, can we please keep [REDACTED] name confidential? If that is not possible I will re-word the letter to just refer to "a homeowner"

Sincerely,

Ed and Chrissy Davis

Clare Kurth

From: Wendy Farley-Campbell
Sent: Tuesday, February 14, 2023 1:44 PM
To: Planning Department
Subject: FW: Fairway Estates & Sandpines East shared exit

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

From: Louise Handly [REDACTED]
Sent: Friday, February 10, 2023 10:28 AM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Cc: [REDACTED]
Subject: Fairway Estates & Sandpines East shared exit

Hi Wendy,

As I've waited to exit Fairway Estates I notice families in Sandpines East also sharing our only entrance and exit at Rhododendron. I don't know how many homes nor the number of individuals per home living in Sandpines East, but am aware that this subdivision also includes 2 courts, a duplex and a possible 4-plex.

Should an emergency occur requiring all of these families' use of this shared exit, that would increase the number of individuals beyond those of the Fairway Estates, phase 1-4. A vehicle exit to the north of the Fairway Estates complex in the phase 4 area would help facilitate a safer option for all.

Thinking about safety,

Louise Handly
[REDACTED]

Clare Kurth

From: Wendy Farley-Campbell
Sent: Tuesday, February 14, 2023 1:45 PM
To: Planning Department
Subject: FW: Fairway Estates

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

From: John Robertson [REDACTED]
Sent: Tuesday, February 14, 2023 9:59 AM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Cc: jmichael313@gmail.com
Subject: Fairway Estates

Dear Wendy,

My name is John Robertson, and I am a resident of Fairway Estates. It has been called to my attention that one of my neighbors

has attacked the character of our developer Michael Pearson. I have gotten to know Michael thru our purchase of 500 Tournament

Dr. Fairway Estates. He has always conducted himself in a very professional manner with integrity. He has been nothing but very

helpful and supportive for the last 2 1/2 years since our move to Fairway Estates. Please feel free to reach out to me to talk about

anything related to this matter.

Sincerely,

John Robertson
[REDACTED]

Clare Kurth

From: [REDACTED]
Sent: Tuesday, February 14, 2023 2:15 PM
To: Planning Department; Wendy Farley-Campbell
Cc: [REDACTED]
Subject: Followup to letter dated February 9, 2023 from Fairway Estates Homeowners Association at SandPines

Good afternoon:

This email is a follow up to a letter submitted on February 9, 2023 regarding issues of concern with the Phase II development of Fairway Estates.

The Board has limited our concerns to Phase II only, with the one exception of the "simple gate" access, and only because of the lack of emergency access as it relates to Phase II. We also have had conversations with the developer, who is being cooperative and reasonable in addressing the concerns presented by our HOA Board in the February 9, 2023 letter.

To clarify, the Board's primary focus is on Phase II and the issues outlined in our February 9, 2023 letter to the Planning Commission. Several homeowners in Fairway Estates have sent letters of concern to the Planning Commission with comments, some of which include Phase I concerns. Again, individual comments do not represent the Board's position. We expect the Planning Commission to address these individual concerns with the individual homeowners on a case by case basis.

We look forward to a positive and productive evening tonight.

Thank you for your time and consideration.

Sylvia Duran, President
Mary Mayes, Secretary
Chrissy Davis, Treasurer
Fairway Estates Homeowners Association Board of Directors

From: Wendy Farley-Campbell
Sent: Tuesday, February 14, 2023 1:45 PM
To: Planning Department
Subject: FW: Fairway Estates - Emergency & open space planning

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

From: [REDACTED]
Sent: Tuesday, February 7, 2023 4:35 PM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Cc: [REDACTED]
Subject: Fairway Estates - Emergency & open space planning

Hi Wendy,

Subdivision Emergency Exits

During the last planning meeting & at one of our HOA group meetings, concern was shared about in case of an emergency, the ability to get out of the Fairway Estates subdivision that has only one main entrance and exit. With the addition of phases 2-4, that will mean even more individuals' safety to consider.

I take this concern seriously. Here are some comments/suggestions I heard:

1. Drive through the wooden Sandpines East gate near our main entrance. Currently, there is no agreement between these 2 subdivisions for gate usage by the Fairway Estates. If an obstruction occurs before this Sandpines East gate, blocking both exist, this is an issue, too.
2. Drive into the Golf course. There is an opening at the east end of Tournament Drive onto the Golf course. The Golf path is narrow for golf carts, not cars, and this course does not belong to our subdivision & we do not have any arrangements about emergency usage and appropriate pathways vehicles should take.
3. We don't need another exit as the Mariners Village, the subdivision to the north of us, only has 1 exit for their 75 homes. Is one entrance and exit the safest for any neighborhood with 70-80 homes with families?

Perhaps the City of Florence should consider helping Lane County with building a road to the landlocked (?) Three Mile Prairie County Park. Since Three Mile Prairie Park is near the projected Fairway Estates Phase 4, this road could also provide an emergency exit for both the families in the Mariners Village subdivision & those in the Fairway Estates, Phases 1-4. With approximately 155 homes based on the the projected new Fairway Estates Phase 2-4 lots and the current number of homes in the subdivision to the north (about 210 individuals if double occupancy, however, there are larger families in Mariners Village), this new road could provide the needed emergency exits for the families of both of Mariners Village and expanding Fairway Estates.

Location of Subdivision Open Space

During the January planning meeting, Mr Pearson, our Fairway Estates developer, noted that there were plans for an open space within Phase 4 of Fairway Estates. Some of the Phase 1 neighbors later suggested that perhaps this open space area can be created closer to Phase 1 so that individuals in Phase 1 & 2 might benefit sooner.

Centrally locating this open space is a good idea for all as might foster more neighborly relationships as the subdivision grows, and could also help attract buyers to the later Phases 2, 3 & 4.

Respectfully,

Louise Handly



Florence, Oregon 97439