

**INFORMATION FOR THE CITY COUNCIL MEETING  
OF MARCH 1, 2004**

**RE: FILE NUMBER 04PD001**

**ENCLOSED IS INFORMATION FROM THE FAIRWAY  
HILLS TOWNHOUSE ASSOCIATION IN OPPOSITION  
TO THE MAJOR AMENDMENT TO THE PLANNED  
RESIDENTIAL DEVELOPMENT AT FAIRWAY HILLS  
TOWNHOMES**

February 24, 2004  
Fairway Hills Townhouse Association  
Board of Directors  
4031 Pinehurst Drive  
Rapid City, SD 57702

RE: File Number 04PD001

Rapid City, City Council

The Board of Directors of the Fairway Hills Townhouse Association unanimously reject the Major Amendment to a Planned Residential Development applied for by Lorraine Hellevang.

We have received information from a real estate agent that indicates to us the addition to the home at 4023 Pinehurst Court would de-value the adjacent property at 4021 Pinehurst Court which is now owned by Llewelyn & Helen Folsland. When a townhouse is purchased the buyer agrees to abide by a set of by-laws which govern the use of the area around the home and to maintain the property in a manner which will not disturb the continuity of the development.

The Board believes the property now owned by Lorraine Hellevang will retain it's current value. We do not believe she should be allowed to increase the value of her home while decreasing the value of another townhouse property. This action is not taken lightly. It is not our intent to penalize Mrs. Hellevang in any way. Unfortunately there has been a great deal of mis-communication during this process and we regret any hard feelings our action may cause, but we believe we must act in the interest of the majority of current homeowners or those wishing to purchase in our area in the future.

Attached to this letter is a copy of the opinion of Ruth Charles, a broker associate at RE/MAX. Thank you for your time and attention to this matter.

Sincerely,



Coral Etta Stevens

President, Fairway Hills Townhouse Association

2/25/04

Fairway Hills  
Townhouse Association

I have a sister who lives in Colorado. She said, never buy a home unless there is a protective covenants agreement, or you might be in for difference of opinions.

Yes, we've made some wrong decisions, but we all have.

I feel these townhouses were designed as they were intended, any add ons or changes would cause undue visibility and appearance of the entire area which would decrease the saleability and value of all Fairway Hills townhouse property.

I intend on following the protective covenants agreement and request this variance be denied.

Sincerely,  
Alexis Bonheim  
(Fairway Hills Assoc. Home Owner)

February 24, 2004  
4021 Pinehurst Court  
Rapid City, SD

Rapid City Council

After receiving a "No" vote from our Association Board to a proposal to "glass-in" her deck, Mrs. Hellevang hired a contractor to draw up plans for an addition to her house.

I was unaware of the full extent of the changes until I received the letter from the Planning Department on January 23. I had not seen a copy of the proposal and I did not realize how big the addition would be nor how greatly it would affect my view.

Our townhouse, joined to Mrs. Hellevang's, is at the end of Pinehurst Court with no view of the street unless our garage door is open. Our kitchen sliding door, our front entrance and our dining room window are on the east side of our unit but there is no view because the deck (eight feet deep) is bordered on the east by a five-foot high wooden fence, the edge of the property. No one in the complex can see this side of our unit.

The town houses at Fairway Hills were designed so that each one is open on at least one side. Our small back yard is the only open side of our unit. The proposed 12' by 18' addition to the house next door will completely block our house from view on Pinehurst Drive which runs along the west side of the adjoining unit, and will narrow our view of the street.

Another consideration is the probable lowering of our property value since we will be pretty much boxed in.

Respectfully submitted,  
Mrs. Helen Folsland

February 25, 2004

Rapid City Council

This is written to express my objection to a proposal submitted by Lorraine Hellingberg for an addition to her townhouse located at 4023 Pinehurst Court.

I purchased my townhouse located at 4033 Pinehurst Dr. in January 2002 with the understanding that additions and changes to these townhouses was prohibited.

This additional proposal would block the view I currently have of the trees and hills over the fence along Pinehurst Dr. from my front door. This is the only view I have from the front door.

Respectfully submitted,

M. John Nygaard  
4033 Pinehurst Dr.  
Rpd City SD 57102

February 24, 2004

Fairway Hills Townhouse Association Board of Directors  
President Co Stevens  
4031 Pinehurst Drive  
Rapid City, SD 57702

To: The Fairway Hills Board of Directors

In July of 2001 I (Connie Bruhn) purchased a townhouse in Fairway Hills. I have nothing against any of my neighbors, but I prefer that the original covenants be followed. When the covenants are altered it creates a potential problem for future requests and that creates a definite problem for the board of directors of the Fairway Hills Townhouse Association.

Sincerely,



Connie Bruhn  
4039 Pinehurst Drive  
Rapid City, SD 57702



**Above  
the  
Crowd!**



**RE/MAX**  
of Rapid City

**Ruth Charles, CRS, GRI**  
Broker Associate

1240 Jackson Blvd.  
Rapid City, South Dakota 57702  
Office: (605) 341-4300, Res.: (605) 343-7324  
Mobile: (605) 390-6458  
Voice Mail: (605) 341-6701 ext. 224  
Toll Free: 1-800-341-4307  
E-mail: charles@rushmore.com  
Independently Owned and Operated

February 13, 2004

To Whom It May Concern:

Re: Request from Fairway Hills property owner for a variance to build an addition

I have the following concerns re: the granting of the above mentioned variance to the property on Pinehurst Ct. in Fairway Hills:

- 1) The townhomes were professionally designed by architects to be aesthetically pleasing to the property owners as well as provide a certain degree of privacy to each unit in the way they were built on the property. By granting this variance for one of the property owners to build a 18 X 12 addition on to the existing structure, the overall plan for the development will be compromised.
- 2) In granting the variance, the Fairway Hills Association and the Planning Commission/Variance Board will set a precedent for other townhome owners to change their homes in any number of ways, most of which probably will not enhance the overall appearance of the townhome community.
- 3) The present homeowners in Fairway Hills purchased their homes because of the strict covenants that are presently in place. These covenants were set up to legally protect the homeowners from an individual owner adding on or changing the appearance of their unit in such a way as to devalue the rest of the units in the area.
- 4) I definitely feel it is the responsibility of the Fairway Hills Homeowners Association to protect the value of all the homeowners in the group and to deny a variance such as is currently being requested by one of the homeowners.

The statements expressed above are only my opinion of the situation currently being considered by the Fairway Hills Association. I have no legal interest in any property in this subdivision, and stand to gain nothing by voicing my opinion. It is out of concern for the residents of this subdivision as a whole that causes me to write this letter. This concern is based on over 32 years experience as a Realtor in the Rapid City area.

If you have any questions, feel free to call me at 341-4300.

Sincerely,  
Ruth D. Charles, Broker Associate at RE/MAX

*Ruth D. Charles*

www.remax-rapidcitysd.com



**RE/MAX** rapid city  
1240 jackson boulevard  
rapid city, south dakota 57702  
office: (605) 341-4300  
fax: (605) 341-3460

each office independently owned and operated





Folstand  
Home

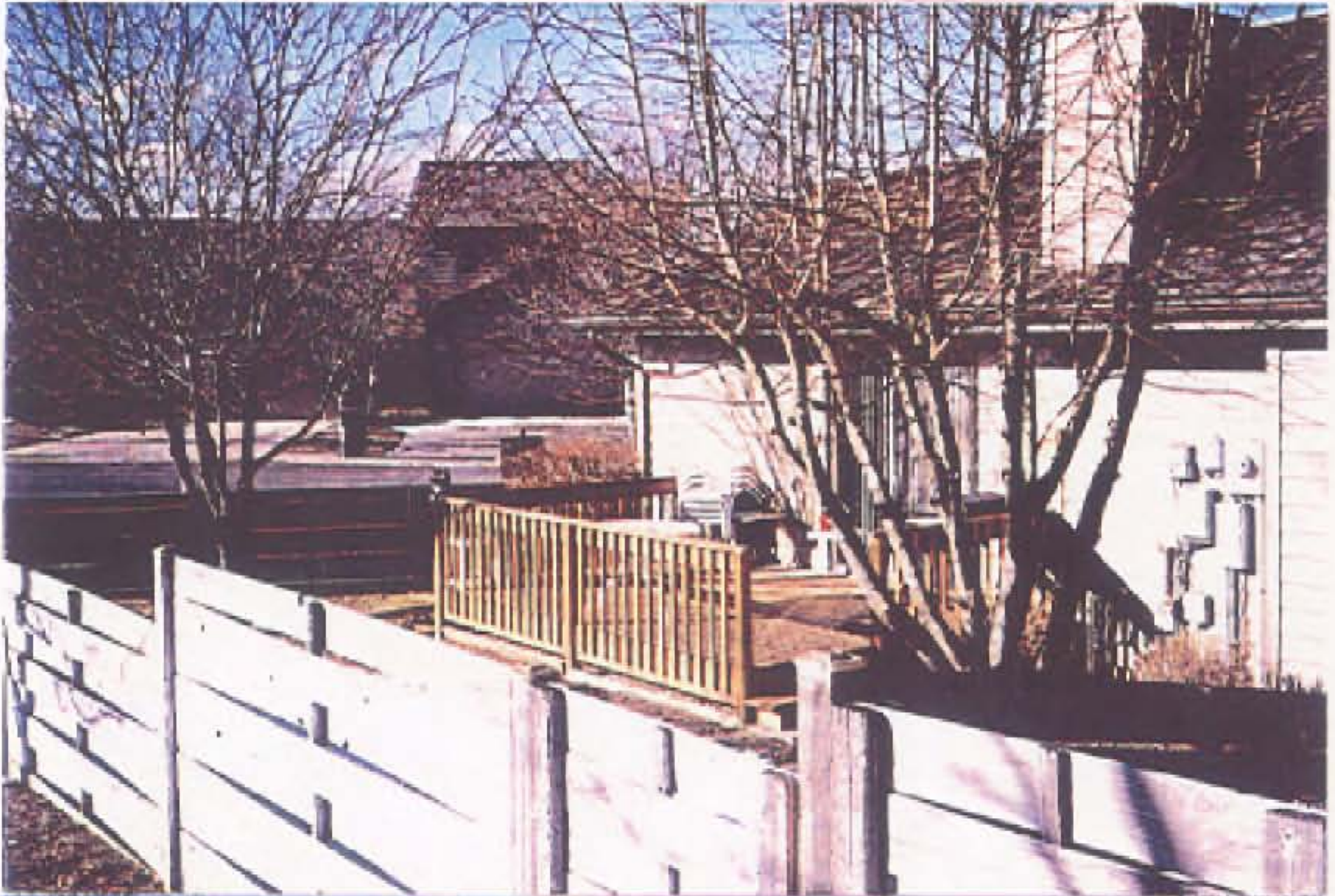
Proposed  
Addition



View of  
Hellevang +  
Folstland  
garage -



Hellevang  
rear yard



North  
view from  
Hellevang  
& Folstland  
homes

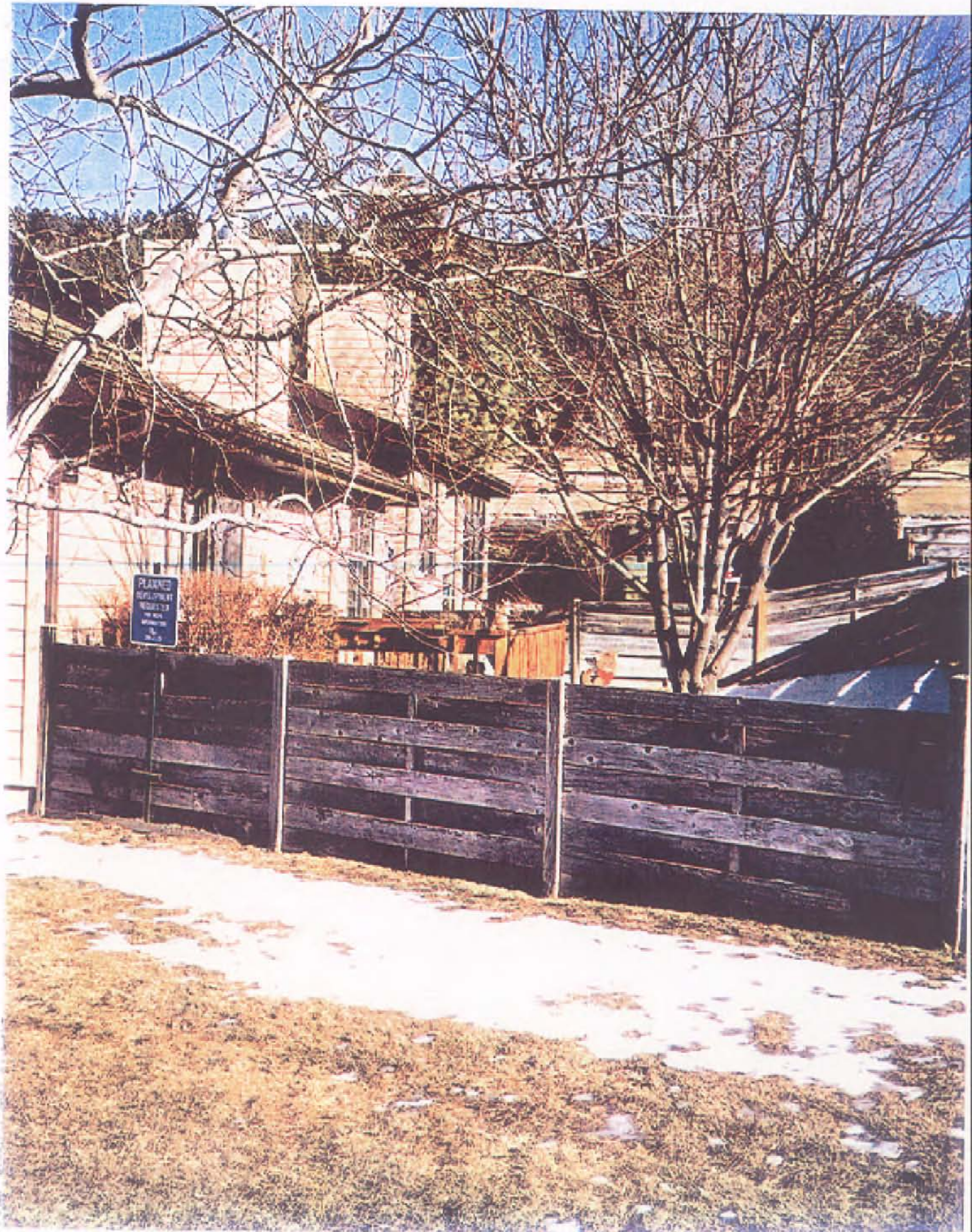




Rear yard of Hellewang  
and Folsland homes from  
Pinehurst Drive



East view from Folslands home



PLANNED  
DEVELOPMENT  
REQUESTED  
BY THE  
COMMUNITY  
2015