

11PD036 – 11PD037

From: Red Rock Meadows HomeOwner's Association [<mailto:rrmeadowshoa@gmail.com>]
Sent: Tuesday, October 04, 2011 11:22 AM
To: Ficken Rise
Cc: Red Rock Meadows HomeOwner's Association; John and Sue Hebrard - HOA President
Subject: Planning Meeting for Oct 6 2011

On Mon, Oct 3, 2011 at 5:43 PM, Red Rock Meadows HomeOwner's Association <rrmeadowshoa@gmail.com> wrote:

I am the President of the Red Rock Meadows Home Owners Association. I was recently informed by a home owner of their receipt of a letter sent to them and other neighbors concerning changes to the zoning of the new phases in our HOA. After reviewing them online, I don't see any major problems but have a couple questions.

1. Will the homes built on the West side of Dunsmore Rd be part of our HOA? It has been indicated as they would be part of the Red Rock Estates in the past. Only inquiring.

2. The large drainage pond off Seminole Ln and Poppy Trail Rd, will the HOA be responsible for it or will it still belong to the developer or go to the City for care taking? This and the drainage area already built between Portrush Rd and Sahalee Dr is currently owned by the developer. DKEA (Don Ward) has told us several times he was deeding it over to the HOA but hearing from the other board members, we do not want responsibility for it. One reason is the hardship of finding insurance to cover it and if so, at a reasonable amount. We have been paying to have it mowed each year as DKEA has refused to take care of it after the 1st year. We are not reimbursed. Again, we would like the City to take over the two drainage areas as they did with the Red Rock City Park and drain area behind the homes on East side of Cog Hills Ln two years ago.

The HOA does not own any property of any kind at this time, this includes the decorative street lights. If at all possible, we would like the City to take them over when the time comes as they did with the Red Rock City Park lights.

Lastly, I would like items #8 and #9 be pulled from the agenda for separate discussion and voting. I and other home owners will be at the Planning Meeting to express the concerns mentioned above...homes being built on West side of Dunsmore Rd and the drainage pond off Seminole Ln. The other issues, we would like some input on them (existing drainage area and street lights) if the City would consider taking them over or what the procedure is to request the same.

Thank you,

John Hebrard
President RRMHOA
399-9203 HM
391-3224 Cell

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Red Rock Meadows HOA
P.O. Box 9544
Rapid City, SD 57709

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*The Town Homes at Red Rock Meadows Homeowners
Association, Inc.*

**6809 Dunsmore Road
Rapid City, SD 57702
October 4, 2011**

Directors and Officers:

Jeff Rohr, President 605-791-2839 (jeffreyrohr@gmail.com)

Betty Mueller, Vice President 605-716-9170

Marc McClanahan, Secretary/Treasurer 605-716-4821 (mmclan@knology.net)

Rapid City Planning Commission
300 6th Street
Rapid City, SD 57701

Gentlemen:

On behalf of the Town Homes at Red Rock Meadows Home Owners Association, we wish to enter our objection to the requested changes in zoning in Red Rock Meadows specified in items 8 and 9 of your agenda for October 6. We previously attended the September 6 City Council meeting regarding item 9 and they remanded the item back to Public Works. You are now considering item 8 which compounds our concern.

Simply, our concern is a safety one. We have always worried about this dark street, but the prospect of increased traffic makes the problem serious. Dunsmore Road is the entry to Red Rock Meadows from Sheridan Lake Road. The distance between street lights at Dunsmore and Portrush and Dunsmore and Turnberry leaves a very dark stretch. Our attempts to alleviate this problem with Donald Ward, developer, and various members of the Rapid City Growth Management Department have been to no avail. We simply ask that you require placement of a street light on the existing light base between 6910 and 6914 Dunsmore Road as a condition to approving the requested zoning change.

Thank you for considering this matter.

For the Town Homes at RRM HOA,

Jeff Rohr, President

Betty Mueller, Vice President

Marc McClanahan, Secretary/Treasurer

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From: Rebecca Leas [<mailto:rrleas@yahoo.com>]
Sent: Tuesday, October 04, 2011 2:28 PM
To: Limbaugh Brett
Cc: Becky Leas
Subject: Red Rock Meadows agenda items #8 & #9

Hello,
WE came to your office yesterday to obtain information yesterday regarding the registered letter we received from Dream Designs about suggested changes to our Red Rock Home Owners covenants.

WE are very concerned about this and are already unhappy that a house that is VERY sub-par to the rest of ours on the street was permitted to be built and violates our covenants. Further changes only makes it likely that the whole covenant pact will become null and void and it will become a free for all here and destroy the homogeneity of the neighborhood and our property values. We have paid a lot of money to live here and bought with the expectations that these rules would protect our investment and our safety and quality of life.

with all due respect, the developers/contractors out here seem to be more greedy than interested in ensuring a good neighborhood for Rapid City.

I also am not happy at the little time all of us have had to research and react to this proposal. What if we had been out of town? We would never have had ample notice or opportunity to provide input. I can't help feeling it is a bit sneaky and we are suspicious of the motives of the people involved.

I want to hear explicitly how this developer intends to abide by our RRHO covenants. We will be attending the meeting Thursday.

Thank you,

Rebecca R. Leas and Rick V. Summerville

Dr. Rebecca R. Leas, Ph.D.
Professor Emeritus
Health Education Specialist
Rapid City, SD 57702
605-791-2951

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From: Red Rock Meadows HomeOwner's Association [<mailto:rrmeadowshoa@gmail.com>]
Sent: Tuesday, October 04, 2011 3:07 PM
To: Wards
Cc: John Brewer; Lacock Fletcher
Subject: Re: Red Rock Meadows issues 10-04-2011

Don,

It was a pleasure talking to you also. I think we can work together to resolve the issues that have come up. I am sending this to the HOA Board and to the Townhome HOA contact I have currently so they to know of the street light going in between Portrush Rd and Turnberry Rd on Dunsmore Rd.

See you Thursday morning at City Hall.

*Best Regards,
John Hebrard*

Bcc:d RRMHOA Board and RRM Townhome HOA

On Tue, Oct 4, 2011 at 2:40 PM, Wards <dncward@aol.com> wrote:
John,

Thank you for taking the time to talk to me this afternoon. Regarding the questions you had sent to the planning commission the following is a recap of our conversation.

1. The homes to be built on the west side of Dunsmore Road will be a part of the Red Rock Estates HOA.
2. I recognize the drainages in Red Rock Meadows have been an issue since the development was begun. Per our discussion today DKEA will maintain the new drainage facility on Sahalee Drive as well as the existing facility between Portrush and Sahalee. We understand you do not want to be responsible for any maintenance but will work with us to make sure no debris is placed in the facility that will make the mowing difficult.
3. We are currently installing a new light on Dunsmore Rd.

The long term objective, upon completion of the development, will be to work with the City of Rapid City to have them take over maintenance of the drainage facilities and the lighting maintenance.

Sincerely,

Don Ward

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