

AUTUMN RIDGE HOMEOWNER ASSOCIATION RESOLUTION
DATED MARCH 13, 2015

(Statement of the ARHOA Board regarding the Reclassification/Conditional Use
RC1400221/CUP1400222 Winding Creek, before the Stafford County Planning Commission)

WHEREAS, Article IV of the Articles of Incorporation of the Autumn Ridge Homeowner's Association, states that purpose of the Association is "to promote, the health, safety and welfare of the residents."

NOW, THEREFORE, the Board of Director's of the Autumn Ridge Homeowner's Association, on behalf of its homeowners, and after discussing this matter in open meeting with interested homeowners, makes the following statement:

1. The Board of Directors does dispute the right to develop the property in question.

2. The reclassification from A-1 Agricultural Zoning District to the R-1, Suburban Residential Zoning District to allow for a high density subdivision comprised of a near five-fold increase to 97 units appears to pose a detrimental impact to the residents and homeowners of Autumn Ridge for the following reasons:
 - a. The developer currently proposes to connect the new development to Autumn Ridge via Fireberry Blvd. (currently a dead end street in Autumn Ridge). This change may negatively affect the safety of a significant number of Autumn Ridge residents by creating a shortcut through the Autumn Ridge neighborhood and significantly increasing the vehicular traffic through the neighborhood.

 - b. The Stafford County Planning Commission recommends upgrading Winding Creek Road to a two lane major local standard. This recommendation is not a condition of approval of the change in reclassification. Failure to make upgrades to Winding Creek Road may directly impact the safety and welfare of Autumn Ridge residents because Winding Creek and Eustace Road are the only two roads accessing Autumn Ridge.

 - c. The developer proposes to increase the density from 20 units to 97 units and connect the new development to Autumn Ridge. The size of the lots and close proximity of the homes to each other does not appear to be in character and consistent with homes in Autumn Ridge and other surrounding adjacent neighborhoods.

3. Homeowners in Autumn Ridge are encouraged to learn about the proposed development and to voice their concerns by venues available to them such as:
 - a. Personally communicating questions and/or concerns to Stafford County Board of Supervisors member Laura A. Sellers. lsellers@staffordcountyva.gov, phone (540) 226-6338.

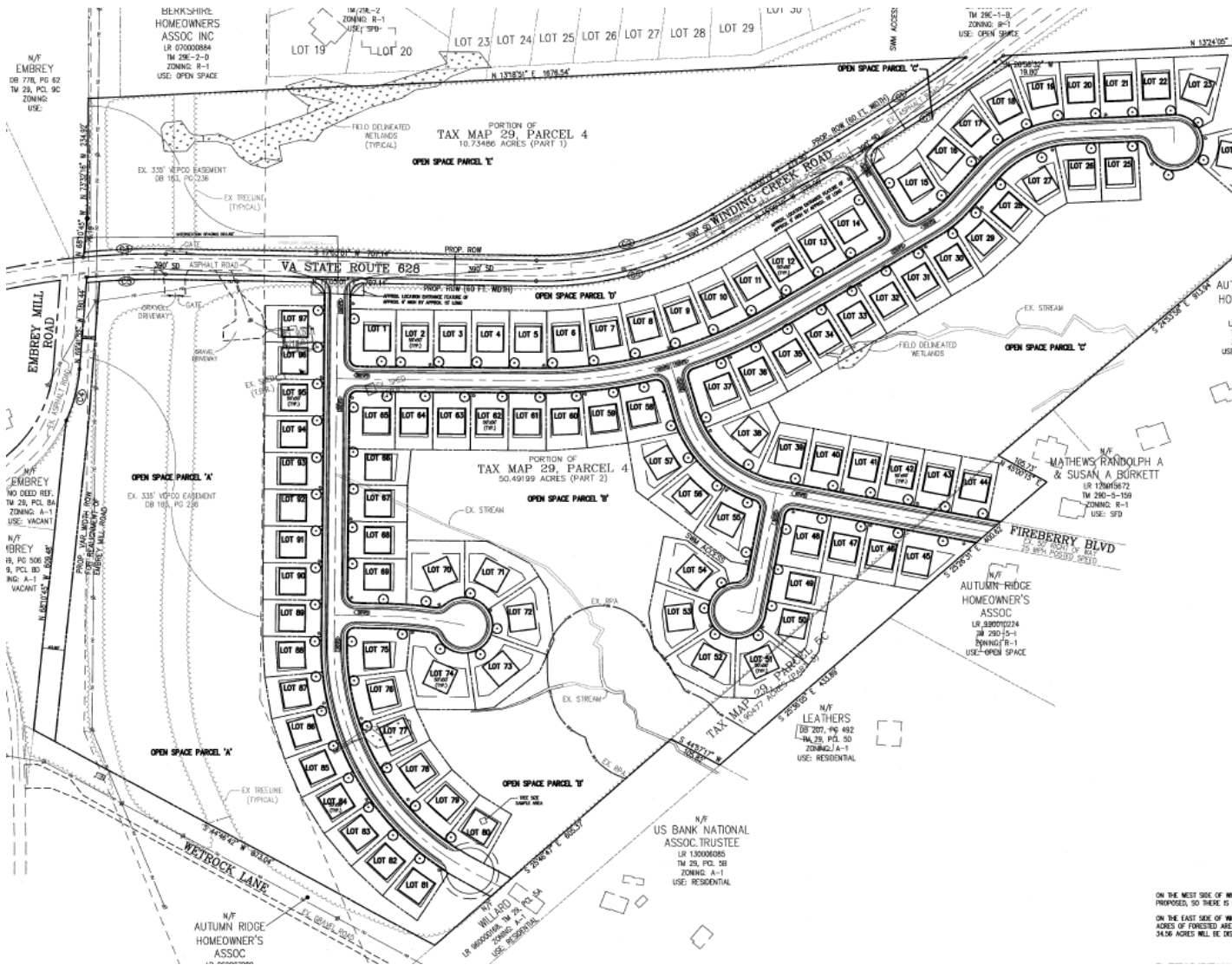
- b. Monitoring progress and voting plans for this proposal which can be found at <http://stafford.va.us/index.aspx?nid=319> and attending forthcoming Board of Supervisor Meetings.
- c. Contacting concerned Autumn Ridge residents such as (burkettj51@hotmail.com and/or ldsmathews@comcast.net for additional information.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Community Manager for Autumn Ridge, Michelle Weisbrod, CMCA, shall mail this Resolution and the attached layout of the proposed development to all Autumn Ridge Homeowners forthwith.

ARHOA Board of Directors

Olivia Neason
Dean Bidle
Susan White
Linda Light
Carl Benoit
Paul Tracy
Steve Bacle



ON THE WEST SIDE OF WINDING CREEK ROAD, THERE IS A FORESTED AREA 34.56 ACRES WILL BE DESTROYED.