

To the Hearing Examiner for Wintergreen Homes:

I am a resident of Stonecress, a community built by David Smith about seventeen years ago. I support affordable housing on Bainbridge, but I have some reservations about the Wintergreen plan due to its extreme density. My experience in Stonecress and the problems we have faced despite having much more space than planned for our neighbors is my basis for the concerns explained below:

1. When David Smith was talking about parking during a recent Planning Committee meeting, I recall he said that the parking in Wintergreen would not be numbered. That made alarm bells ring in my mind.

The Wintergreen homes with garages may run into the difficulties we've had with the garages in our development with large SUVs and pickups unable to fit. In the case of Wintergreen, entrances to the garages appear to be direct 90 degree turns off the one lane access road, making ease of access an additional difficulty. When folks find the garage parking inconvenient or choose to use it for storage, they will tend to look to any open parking space available, creating difficulties for the affordable units that completely rely on those spaces. Please number the 31 spaces allocated to the affordable units to ensure them of parking. Dedicated parking is a must and will help avoid problems between neighbors.

2. Make sure the monthly fees are sufficient to build the necessary reserve to paint the homes, reroof, and take care of the roads, all things that Mr. Smith affirms will be taken care of by the HOA. We are currently facing a huge increase in fees due to the roofs wearing out years earlier than predicted in our condo community. Please make sure there are mechanisms in place to keep the necessary fees updated, not left to the HOA officers to discover that the introductory fees were way too low, an attractive incentive to purchase but not useful in meeting obligations.

3. Property LLC's have been snapping up the lower priced units in our community, charging high rents that have driven out former tenants. It's likely that the Wintergreen three story units will be bought, often for cash, as investment for rents that make them unaffordable for the workers on the island that we are trying to provide for. A provision that limits rentals, and especially one that eliminates short term rentals will be a boon to the community, encouraging home ownership. A community, especially one with ongoing commitments, thrives when there is buy-in and cooperation between neighbors. The affordable units require owners to occupy their homes, and CC&R's can be formulated to protect and enhance the entire development.

With hope that some wise thinking will improve this project,

Linda Andrews
Bainbridge resident