

Memo to: Summit County Planning Department
Andrea @ Key to the Rockies HOA

Re: Major PUD Modification for Antler's Gulch, Tracat A

Date: August 9, 2005

To Whom It May Concern:

As an owner of an Antler's Gulch townhouse, I object to proceeding with the above stated project until more can be shared with the current home owners. I also feel that the information shared is too vague.

Areas of concern that I have and would like other owners to consider are these:

1. Do you want a 3 story building blocking your view
2. Do you want more people and noise in this area, there will be more people in the proposed area than in the current 29 units and our area is much larger size wise as stated in the document.
3. Do you think parking will be an issue and traffic congestion
4. The way these units sound they are smaller and who knows what quality they will have. If these are a separate condo association, will their HOA dues be considerably less than ours? The current Antler's Gulch units haven't sold and the high HOA dues seems to be one reason why. Will it be managed in a "like way".
5. What will the value of these units do to our current values.
6. Are there hot tubs in the proposed new area or might these people find their way into ours.
7. What happens to the use of the shuttle bus and will these units offset our transportation fees in our current HOA dues.

These are just some of the thoughts I had after reading this quickly. I strongly feel that enough is not known about this and it should not proceed until more is known.