



March 25th, 2021

Wintergreen Property Owners,

Over the last few weeks, a lot of information and discussion has occurred about a new development being proposed on property located along 151 between the two Stoney Creek entrances. This new development would occupy a 30 acre parcel that was rezoned and inserted into the Wintergreen Master Plan back in 2004. At that time, WPOA engaged in a lawsuit to stop both the rezoning and the inclusion of this property as part of Wintergreen and WPOA. WPOA was unsuccessful and the property is a part of our community. Since 2004, conversations about developing the property have started and stopped numerous times. Market conditions, inventory availability, and development costs played a part in the decision against development. News that the property is again being considered for development is not surprising. If the pieces above were to come together, and the numbers worked, development was inevitable.

The current concept for this development includes a mix of individual homes of varying sizes and some multi-family townhome or condominium units. Mixed use zoning allows for this mixture of building types. One of the goals when developing this property is to include some smaller less expensive options that could appeal to a wider range of owners. The target audience for some of these smaller units would include young professionals, teachers, firefighters, etc. Mixed use zoning would allow for a variation in building size and style that could accommodate this goal.

Much of the information shared publicly about this new project suggests there is a lot we do not know. Information about a recent grant award and the information contained in the grant application suggest a need to better understand the finance options for the portion of units identified for "workforce housing". Our community includes multi-million dollar properties as well as \$50,000 studio condominium units. For over 40 years we have embraced a mixed-use concept. Some of our owners live here full time, some visit on weekends and some own mostly as an investment. We have owners who have downsized and want a smaller easy to manage, easy to maintain solution. The idea of smaller mixed-use options should not alarm the community, however, the concept proposed does not line up with the information we currently have on the grant awarded. The lack of accurate information is making people uncomfortable, and for good reason.

Living within Wintergreen comes with certain expectations and the resources to pay for the benefits provided. The current improved property assessment is \$1,800. This is on top of mortgages, Nelson County taxes, utilities and other fees. For those that own multi-family property, additional association dues are collected. All of these expenses must be considered as part of the home buying decision and in determining what a buyer can afford. Wintergreen is an incredible place with so much to offer, and that comes with a cost. Purchasing assistance coupled with the expenses of living in a resort community development needs careful discussion and consideration.

WPOA has a limited but very important role to play in this development. The Nelson County Court has weighed in and the Declaration clearly defines the WPOA role. The exact language in the Declaration states: ***"Whereas, HCA desires to subject the real estate described herin to certain covenants and conditions in conjunction with the addition of the 29.188-acre property to Wintergreen's Master Plan but does not desire to assign any of the developer's architectural approval or other rights provided in such covenants to the WPOA."*** While this is unimaginable to some, it is not inconsistent with how property has been developed at Wintergreen from the beginning. It is also not inconsistent with how large developments are built. WPOA's role is limited until the developer passes the project over to WPOA.

WPOA is a stakeholder in this project and we will remain engaged. By being engaged, we will be able to share our concerns, offer up solutions, and most importantly, keep owners updated so they can make an informed decision. It is

not appropriate for WPOA to speculate about what might happen or share potentially inaccurate or misleading information. WPOA has an obligation to everyone to share the facts. WPOA is communicating regularly with County officials, High Country Associates (HCA), Renaissance Ridge, and other stakeholders. We are gathering facts, asking questions, and sharing concerns. As we know more, we will provide the community with updates on the WPOA website and through our email newsletters.

Not unexpectedly, I am receiving a lot of emails and phone calls about Renaissance Ridge. Most of these conversations include educating owners about what we know, the history of the community and where this project falls into that history. All of these conversations include a question about how I feel about this project, and my answer is that I have mixed feelings. I think if done correctly, this project could be a good addition to our community. I am not opposed to having additional young professionals and families in our community. But I also have serious concerns. I want more facts about the financing assistance and less artwork and design highlights. I would like to understand more about the entry and exit along 151 and consider any negative impact. I want to know more about the impact on delivering water and sewer service to this new community. How will this be provided, at what cost, and to whom? There are a lot of unanswered questions. If Renaissance Ridge moves forward, it needs to be done correctly. To make an informed decision on whether to support or oppose this project, we must have additional information.

Renaissance Ridge is in the process of launching a website and suggested zoom webinar meetings could begin as soon as Mid-April. I have requested that these sources of information be heavy on facts. Owners should remain engaged in this conversation and participate in those meetings. WPOA will keep the community informed as new information becomes available.

Sincerely,

Jay Roberts

Executive Director, WPOA