



January 15, 2012

Dear Royal Oak Resident:

We are writing you to clear up a misunderstanding and some misinformation regarding a road right of way located at the end of Isaac Russell St. This right of way connects Royal Oaks subdivision with New Market West. It runs tangent to the LOUYAA fields. The right of way is primarily located in Royal Oak's property. It must be emphasized that this is only a right of way; not an actual paved road.

LOUYAA does not need the connection for any aspect of the park approval or function. They have passed both Town and subsequently County road impact studies. Thus, there is no motive or incentive for LOUYAA to pay to pave a road connection on others property. Further, several additional planning and review steps would be required before actual road construction could take place.

LOUYAA did need the cooperation of Oak Hill Properties to move a storm water management pond for the park entrance. The Town decided that it would be appropriate to ask Oak Hill Properties to provide a right of way for a road if it were ever needed in the future. This simply allows the Town to preserve options for the future. The Town granted Oak Hill Properties a Developers Rights and Responsibilities Agreement in exchange for the right of way. This preserved their right to continue their development unimpeded by an APFO. As you know the County imposed an APFO on the municipalities. The Town believed that it was in the best interest of Royal Oaks residents to prevent the stoppage of your development by the County. Oak Hill Properties agreed.

The Town faces no compelling issue or need to actually build the road connection. The Town prefers to leave it that way. The Town is satisfied that it has made the proper decision by preventing an irrevocable land use decision thereby preserving the discretionary judgment for future generations of the town. The Town is willing to meet with the residents or HOA to listen to and address their concerns related to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Winslow Burhans".

Winslow Burhans, Mayor

A handwritten signature in blue ink, appearing to read "Jake Romanell".

Jake Romanell

A handwritten signature in blue ink, appearing to read "Shane Rossman".

Shane Rossman

A handwritten signature in blue ink, appearing to read "Rita Mueller".

Rita Mueller, Vice President

A handwritten signature in blue ink, appearing to read "Dennis Kimble".

Dennis Kimble

A handwritten signature in blue ink, appearing to read "David Price".

David Price