

Bradley Gasawski

From: Debra Hawkins <debra.hawkins@comcast.net>
Sent: Tuesday, July 16, 2024 12:02 PM
To: Bradley Gasawski
Subject: Roslyn Ridge West

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Hello,

I am writing you to let you know my concerns about the new development called Roslyn Ridge West. I have a cabin in Pine Loch Sun Division 2 that we have enjoyed for over 7 years now. As a cabin community we have seen some changes but this one really scares me. During the winter our roads, parking and access to the top of the hill are inundated with people that don't live in our community. This limits our parking and the unconcerned snow machine drivers rip up our nicely plowed roads. Speeding is also a huge issue. Building a community above us could easily make this a larger issue if ample parking is not provided by the Roslyn Ridge Community.

We are also concerned with the limited amount of water that is available for community use and fire safety. With the hassle insurance companies are giving us regarding coverage I am surprised that a development is allowed to be built above us. Many people in our community are complaining about getting or keeping their coverage due to fire danger.

In closing I would like to say that 'more' really isn't better. The county has already allowed the golf course and development of hotel like space off 903 which takes away from the quiet cabin community we live in. We bought out here to get away from the hustle and bustle of the city, not to have it creep its way out and surround us again.

Sincerely,
Debra Hawkins

This is the stance our HOA of Pine Loch Sun has taken:

1. PLS wishes to ensure that Roslyn Ridge is utilizing its own roads (Ridgecrest and/or Thunder road) for ingress & egress for all construction traffic and future habitation (once developed) and that any use of PLS roads for any non-emergency would require express written permission of the then-current PLS HOA Board.
2. PLS manages a small water system that's designed to fulfill the needs of our community and is not in the position to establish connections to the Roslyn Ridge development.

3. PLS wishes to ensure continuity in access to Ridgecrest and/or Thunder Road as established through historic precedent.
4. PLS wishes to ensure that Roslyn Ridge utilizes its own parking areas for any and all construction and future inhabitant purposes.
5. PLS is open to the exploration of collaboration/cooperation in mutually beneficial projects targeting reductions in wildfire risk.