

Bradley Gasawski

From: Mark Selin <mark_selin@hotmail.com>
Sent: Wednesday, July 17, 2024 6:56 PM
To: Bradley Gasawski
Cc: Pineloch SunBC; Pineloch Sun; Mark Selin
Subject: Commentary on PD-24-00001-Roslyn Ridge West

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Mr. Gasawski: I serve as the homeowners association president for an existing community (PineLoch Sun or PLS) immediately adjacent to the proposed Roslyn Ridge West development. You can see the proximity of PLS in relation to the Roslyn Ridge West proposed development in the image below. The PLS boundaries are highlighted in orange.

The Board and members of PLS fully recognize that property owners and developers are provided substantial latitude when it comes to the development of property they own. PLS wishes to express a handful of concerns potentially associated with this proposed development and would appreciate your guidance on the optimal way to have our concerns recorded and satisfactorily addressed.

Issues/concerns/comments:

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 develops and utilizes its own parking facilities for all construction and future inhabitant purposes.
5. PLS is open to the exploration of potential collaboration/cooperation/investments on mutually beneficial projects targeting reductions in wildfire risk.

If having a call to provide guidance and/or feedback on the above would be preferable, please contact me at (206) 669-1591.

Best regards,

Mark Selin
PLS HOA President

PD-24-00001 Roslyn Ridge West

