

Proposal to Finalize Sale of Remaining ACP Properties

The Critical Role of the Villas at
Andover

Front view (facing the Villas' homes) and floorplans for the condos proposed for the new development on the old driving range property. These will be built by Jimmy Nash and are expected to sell for \$400,000 to \$500,000.

Jimmy NASH HOMES

3000-4000 sq. ft.



ETHINGTON HEIGHTS TOWNHOMES THE MAGNOLIA

SECOND FLOOR AREA = 1200 SQ. FT.
FIRST FLOOR AREA = 1200 SQ. FT.
TOTAL FLOOR AREA = 2400 SQ. FT.

GROUND FLOOR PLAN SECOND FLOOR PLAN THIRD FLOOR PLAN

ETHINGTON HEIGHTS TOWNHOMES THE CHARLESTON II

GROUND FLOOR AREA = 1500 SQ. FT.
SECOND FLOOR AREA = 1500 SQ. FT.
TOTAL FLOOR AREA = 3000 SQ. FT.

GROUND FLOOR PLAN SECOND FLOOR PLAN THIRD FLOOR PLAN

ETHINGTON HEIGHTS TOWNHOMES THE CHARLESTON I

GROUND FLOOR AREA = 1500 SQ. FT.
SECOND FLOOR AREA = 1500 SQ. FT.
TOTAL FLOOR AREA = 3000 SQ. FT.

GROUND FLOOR PLAN SECOND FLOOR PLAN THIRD FLOOR PLAN

View of hole 10 and new development with proposed screening trees and new landscaping design

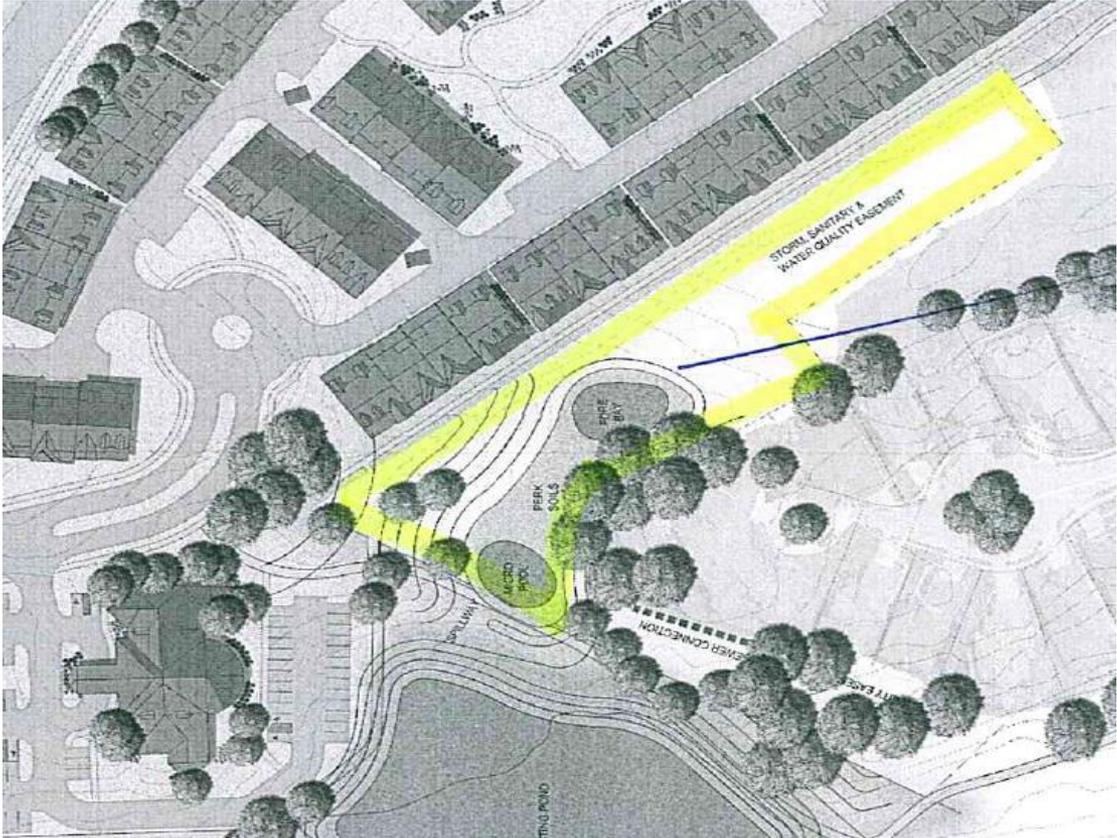


Lake behind the clubhouse will be enlarged and the dam and bridge replaced in order to improve appearance and better manage storm water flow down hole 18 behind our homes. Flow in that open trench will be reduced by 50% during hundred year rain events.

Two issues needed to be addressed before the sale of the Driving Range and Clubhouse properties could be completed and the properties developed

1. Storm water flow from the development needed to be mitigated;
2. Sanitary sewer access needed to be resolved.

A “water quality feature” will be developed below the 10th teeing area to manage storm water coming off new development . This feature will be a “wetland” area with two pools to allow for water to seep into the ground. During rain events, the excess rain water will flow over a spillway between the “micro pool” and the expanded pond behind the clubhouse. This feature will replace the current 24” pipe running under the 620 AVP property and prevent future flooding of that low lying area. A raised 2’ high “lip” surrounds the wetlands area to protect adjacent properties from water spilling over the edge.



Water quality feature

A few trees will likely be lost on the upper portion of the feature, but every effort will be made to save as many trees as possible.

Photos of wetland areas similar to what the water management area will look like on the northern part of hole 10



Plantings are specific to this type of feature and would be provided by the developer and maintained by the new development's HOA. Mowing around perimeter would remain the Villas HOA's responsibility.

Sanitary sewer access needed to be achieved through an existing manhole access point. There were two options available on Villas property.

Northern route:

(shown as red dotted line)

Deemed **not** optimal due to potential tree loss, proximity to existing homes, and the route crosses an existing waterway on 18 and the proposed wetlands area.



Southern route to sanitary sewer line for new development (shown as red line)

This route was deemed **most beneficial to the Villas HOA** because:

- It allowed for the creation of sewer access for the two previously designated building lots on Forest Hill Dr. without any cost to the Villas HOA;
- And, allows our HOA to sell those two lots for \$100,000 to the condo developer for 2 single family homes that would become part of the Villas HOA. That money can be used to enhance our greenspace and make needed repairs to existing common property.



This route will impact two current properties in our HOA (627 and 631 Forest Hill Dr.). The contractor is obligated to repair any damage caused by extending the line and replace the two driveway sections and landscaping that will be damaged while installing the connector.

Summary of Benefits of Proposed Plan for Villas Community

1. Allows the sale of the ACP properties (former driving range and clubhouse/parking parcels) to proceed, avoiding any additional assessments to owners for mortgage and maintenance costs of those parcels, thus saving Villas owners \$180 per year until the property is sold.
2. Remedies storm water issues on the north end of the Villas at no cost to the Villas owners.
3. Allows for the development of the two proposed lots on Forest Hill and their eventual addition to the Villas HOA.
4. Generates \$100,000 for the Villas HOA to be used to
 1. Enhance our new Common area,
 2. Pay for needed improvements in our current community property,
 3. And establish a substantial reserve for future HOA projects/capital needs.