

Tonto Hills Improvement Association

President: Michael Jans
Vice President: Nancy Nelson
Treasurer: Kathleen Kuchta
Secretary: Diana Cole

Board of Directors Meeting Minutes Wednesday, November 2, 2022 6:30

This meeting was conducted via Zoom webinar.

- I. Call to Order: 6:35 p.m.
- II. Roll Call
 - A. Present – Robyn Baker, Diana Cole, Ann Dichiara, Jacki Hoagland, Michael Jans, Kathleen Kuchta, Nancy Nelson, Bud Tolp
 - B. Absent - Jim Gibbs
 - C. Guests – 23 Tonto Hills owners
- III. Opening Remarks
 - A. Michael Jans addressed several recent comments made to the Board.
 - i. He reminded the attendees that the THIA is a separate entity from the DWID. The DWID is not accountable to the THIA.
 - ii. The Board members have robust discussions on issues and varying opinions. The Board does not vote as a “block”.
 - iii. The Board is not “power-hungry” and does not want to “take property away” from anyone. The Board members volunteer their own significant amounts of time and personal resources in our own small community. We encourage other community members to run for the Board annually. The mission of the Board is to uphold the Tonto Hills governing documents to the best of our ability.
 - B. Robyn Baker reported that oral arguments for the two motions for summary judgment in the Westhoff, et al. vs Rent-Sell, LLC litigation were completed on 9/23. We are awaiting the court’s decision on these.
 - C. In addition, the THIA has filed a timely response to the counter-claim against the THIA and Westhoff, et al. by Rent-Sell Real Estate, LLC. This claim is being litigated by an attorney appointed by THIA’s insurance carrier, State Farm.
- IV. Open Forum
 - A. Nick Tilley read a statement stating that he felt the email blast sent to the community regarding his lot was one-sided because it failed to mention the challenging topography of the lot. Diana Cole requested a copy of the statement to include in the minutes. (*No statement was submitted by Mr. Tilley*).
 - B. A community member asked why the DWID was acting as a police force. Michael Jans stated that the DWID is a separate entity from the THIA and the question should be addressed to them.
- V. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda of 11/2/22

- i. Ann DiChiara made a motion to accept the agenda. Jacki Hoagland – 2nd. The motion passed.
 - B. Approval of Meeting Minutes of 9/20/22
 - i. Ann DiChiara made a motion to accept. Robyn Baker– 2nd. The motion passed.
 - C. Approval of Special Meeting Minutes of 10/17/22.
 - i. Ann DiChiara made a motion to accept. Kathy Kuchta-2nd. The motion passed.
 - D. Approval of Executive Session Minutes of 9/20/22
 - i. Robyn Baker made a motion to accept. Ann DiChiara – 2nd. The motion passed.
 - A. Approval of Executive Session Minutes of 10/28/22
 - i. Ann DiChiara made a motion to accept. Nancy Nelson – 2nd. The motion passed.

VI. Reports

A. Treasurer's

- i. Kathy Kuchta gave the Treasurer's Report as of September, 2022
 - a. Legal expenses for the first six months of 2022/2023 ytd are \$33,106.
 - b. Kathy will provide a copy of the State Farm Insurance Policy to members on request. A copy will be sent to Steve Rensel.

B. ACC

- i. Nothing new to report on meetings or the update to the Addendum A revisions.

C. Environmental and Road Safety

- i. Robyn Baker reported that the MCDOT was shooting elevations of the roads.

D. Landscaping and Fire Mitigation

- i. Jim Gibbs was not in attendance this month to report.

E. THVFD and Firewise

- i. Ann DiChiara reported that the THVFD received its 2nd year of Firewise certification with thanks to Rick Holasek and Nancy Nelson for their efforts.
- ii. Please continue to send the hours that you spend cleaning the growth around your home to Nancy or Ann.
- iii. 30 people attended the 'Trunk or Treat' on 10/31. Next year a dog costume parade is planned since it seems dogs outnumber children in our community.
- iv. An additional CPR training is planned. Contact Ann or Nancy if you are interested.

F. Welcome Wagon

- i. On November 13 at 3PM at the home of Jacki Hoagland the Welcome Wagon committee will begin work on the paper Resident Directory. Anyone wishing to help is welcome.

VII. Unfinished Business

A. D of R Committee Update

- i. Committee Chair, Rick Nelson gave an update. The committee prioritized the suggested changes that were submitted by community members. The first item will be clarifying Paragraph 3 – the definition of majority vote to change the DofR's.
- ii. The committee will also be putting together a survey for the community to gain additional input.
- iii. The next meeting is Nov.19 at 9am. Community members are welcome.

- B. Lot #126 complaint against Lot#125 for vehicles.
 - i. A public hearing will be held on Nov. 22 at 9am. The public can attend at 301 W. Jefferson St, Suite 170, Phoenix, AZ 85003. For more info contact Michael Ordahl at 602-723-5258 or michael.ordahl@maricopa.gov.
 - ii. Mr. Ordahl communicated that two vehicles have been moved from Lot#125 and his next step is to check registrations
- C. Lot #108 complaint against Lot#230A; Lot #212B complaint against Lot#230A dated 3/22/22; Lot #212B complaint against Lot#230A dated 4/19/22; Lot #215A complaint against Lot#231F, 216, 230A, etc.
 - i. The Board will discuss next steps at a future time
- D. Lot #188 and Lot# 195 complaint against Lot#199 –
 - i. Michael Jans wrote a letter to Lot#199 owners this week to see how long the toilet is expected to be there. Awaiting response.
- E. Lot #54 building without approved ACC plans and in violation of the 50 foot setbacks in P9 of the DofRs
 - i. Cease and desist letters were sent to lot owners, builder, lender, Maricopa County and the DWID on 10/20/22. The lot owners, the Tilleys, did not comply.
 - ii. The Board sent out a community blast on 10/30/22 explaining the violation and that the next step was legal counsel per the options available to us in the DofR's. Community feedback was requested.
 - iii. Nancy Nelson reported that 21 responses had been received to date, and read several responses. See Addendum A for the responses.

VIII. New Business

- A. Complaint from Lot #125 against Lot #145 regarding a retaining wall
 - i. As Michael Jans is an owner of Lot #145 he recused himself and Nancy Nelson took over the meeting.
 - ii. Nancy read the ACC minutes of 4/9/19 where this issue had previously been reviewed along with some additional comments from Charlie Civer who was President of the ACC at the time. Mr. Civer stated in a communication to Nancy that "The ACC approval request issue in question was resolved on the following basis: that inasmuch as the modification was insignificant in proportion to the properties existing improvements, and therefore, as for similar minor modifications within Tonto Hills, did not warrant ACC review and approval in accordance with paragraph 1 of the DORS."
 - iii. The complainant, Steve Rensel, was present at the April, 2019 meeting and the minutes were posted publically on tontohills.net.
 - iv. Ann DiChiara made a motion that the complaint be dismissed because it had already been addressed in April, 2019. Robyn Baker – 2nd. The motion passed. Michael Jans abstained.
- B. Complaint from Lot #125 against Lot #145 for using prefabricated SIP roof panels in the building of his home as being a violation of P 6a of the DofR's.

- i. Nancy Nelson made a motion that this matter be turned over to the ACC for review per standard procedure. Robyn Baker- 2nd. The motion passed.
- ii. Michael Jans commented that homes today cannot be built without pre-fabricated parts like doors, windows, countertops, etc. and that the DofR's were referring to mobile type prefabricated homes. Bud Tolp commented that this complaint was without merit.
- iii. The next ACC meeting is next week and this will be on the agenda.

C. In person meetings

- i. Diana Cole reported that a few neighbors had requested in-person meetings again.
- ii. There was a discussion on attendance at zoom vs in-person meetings. In general, there are equal or more attendance at zoom meetings and they allow board members who are out of town to attend.
- iii. The Board agreed the 2023 AGM should held be in person, and that regular board meetings would be via zoom for the balance of this term.

D. AGM

- i. Diana Cole reminded the Board that AGM preparation would begin early next month.

E. Comments from Chat

- i. Robyn Baker addressed Katie Lane's comment that the Board was 'siding' with RavensView in the current litigation. Robyn explained once again that our DofR's were challenged in court, and that we were advised by counsel that the THIA had no choice but to join the lawsuit to support our founding documents.
- ii. Jacki Hoagland reminded everyone that is encouraging granting Lot#54 a waiver, that the Board has NOT been granted that authority in our DofR's. Our available options are limited by our governing documents.

(NOTE - Our governing documents are readily available for residents to review on tontohills.net and all residents are encouraged to become familiar with them.)

IX. Announcements

- A. The next board meeting is 12/7/22 at 6:30PM via Zoom.
- B. Future Board Agenda Items – Missing ACC minutes

X. Adjournment–

- A. Robyn Baker made a motion to adjourn. Ann DiChiara-2nd. Michael Jans adjourned the meeting to Executive Session under Section 10.0 Reasons #1 and #2 of Tonto Hills Bylaws at 8:09 PM.

11/14/22 Diana Cole

Diana Cole, Secretary

Addendum A

Community responses supporting DofRs

Mike Baciewicz MikeBaciewicz@Thirdevolution.us

Enforcement is never easy, but we maintain integrity or why are the setbacks there? Or any compliance-based elements?

Elsa and Joe Behney epbehney@aol.com

Hello,

We think you should use every legal recourse available to solve this situation. It is completely unacceptable that someone ignore the rules, especially rules he/she previously enforced on others. We support any and all legal action against the owners of lot 54 until they comply with the set back rules.

Lots in Tonto Hills are more than ample. There's no need to build beyond the setbacks.

Thanks for keeping us informed

Elsa and Joe Behney

From: bellpsp@aol.com

Tonto Hills board of directors.

We feel that the board should enforce the D&Rs. We also feel that there should be room for the board to approve exceptions to the D&Rs for certain cases which they find acceptable to the board and community.

Scott and Cheryl Bell

Note: See a separate response also in support of one time variance

Cathy Chappell cathychappell1@gmail.com

I think the homeowners should have to follow the rules of the THIA board. It's not fair to others who have. Whatever you need to do to enforce this should be done.

Also, I am not on your email list. Please add me. My email is: cathychappell1@gmail.com

David Chappell

To whom it may concern,

I am in agreement with the THIA and ACC board. Knowing that the owner of lot #54 served on the board before he/she should have knowledge and have known the D&R's. This does not exclude the owner's not to follow them or excuse them. I myself had to follow the D&R when building my house and have served on the ACC Board. I have not attended any meetings that have concerned issues with lot #54. I have heard about the issue of the setbacks and that a wash was involved in the issue. Do to the size of the house and this wash on of lot #54 the setback had to be encroached upon. I was informed that the owners had mentioned that the wash was in the way and could not be rerouted. Please let me know if I have been misinformed. I myself have been in construction for years involving excavating. I had time to go by lot #54 and look at the issue involved. According to Maricopa County a wash can be rerouted as long as it enters and exits from the same place. During my inspection of lot #54 the wash could have rerouted or the wall that has been put in place as of today could have moved further north closer to the wash. Moving the wall closer to the wash might have caused them to put in riprap to protect the wall. The civil engineer should have given these examples. With that being said I have not seen the G&D plans for lot #54. I clearly have sympathy for the lot #54 owners and see their frustration. We have appointed the members of the THIA Board and ACC to look out for the community and to up hold the D&R's. If we allow one person to place their house in the setback line, we then have no reason not to let somebody else to do the same thing from here on out. Knowing that the owners of lot #54 have had no due regard to the rules of the community D&R's and have continued to build with a cease and desist order in place leaves me to believe what other situations will they not follow while building.

David C.

Charles Civer cwciver14@gmail.com

Recommend that the THIA BOARD take appropriate action in resolution of this proposed applicant 's DOR violation that will insure the integrity and validate the enforceability of the THIA DORS of past and potential decisions related to Paragraph 1 of the DORS and specific provisions thereof.

charles civer

lot 131

Robert Davis Lot 186 HH Chaos robertdavis1@hotmail.com

Proceeding to enforce the approved and formally adopted guidelines that are applicable to all.
In Our Opinion as Owners for 25+ years, these types of **Hypocrisy** I believe we have all had enough of.
We support all efforts to enforce the guidelines all others have lived by.
Even if we personally may not agree with that exact rule or any other one.
Enforcement should move forward.
Good for all Good for one etc.
The board has Our support moving to enforce.
Proud Owners Robert and Suzanne Davis
Retired General Contractors in 4 States We understand both.

Thank You, Robert Davis Lot 186.

Kurt Finnie Lot 051

Sorry for the slow reply. I drove past the lot last week and could not determine which setback was in violation. Which one is it, what is it's limit and how far over that limit is the land owner? Does he state a reason for not complying?

I might revise my opinion after I receive your facts, but I'll say now that, with the land owner's experience, intercede until he is in full compliance.

Kurt Finnie

42235 N. La Plata

Marilyn Flanders dodin1965@yahoo.com

WHAT IS THE OTHER SIDE OF STORY WHY DOES OWNER INSIST ON THEIR SET BACKS I WOULD LIKE TO KNOW HAS IT GONE TO ARBITRATION??? BEFORE ATTY INVOLVED AS IT STANDS I DO NOT UNDERSTAND WHY EVERYONE SEEMS TO BE SO ENTITLED I HAD A LOT ONCE AND ASKED FOR EXEMPTION DID NOT GET IT WELL DONE THEN DO THE SET BACKS CONFORM TO COUNTY REGS? IS THIS WHY THE OWNERS DO AS THEY PLEASE HAS ANYONE CALLED THE COUNTY TO PULL THE PERMITS DUE TO LACK OF MEETING DOR'S PLZ CALL ME 480 488 0403

Julie Grahmann julieg.azrealestate@gmail.com

Thank you for keeping property owners informed about this situation. Your transparent communication is appreciated Although litigation is expensive and thus not desirable, I think it's important that ALL homeowners abide by the rules. Of all people, these owners should (and do) know better. It appears to be a case where they think they are above the law and the rules don't apply to them.

Do they have building permits? If so, how can they obtain them when they are not abiding by all the requirements?

Julie Grahmann

From: Pamela Gutierrez <pjgooty@icloud.com>

I agree that some aspects DoR's have not consistently been followed/applied over the years (I can only attest to the construction next to my lot which GREATLY impacts life in my home).

It is insulting to other residents and reeks of discrimination to inconsistently apply DoR's: allowing "variances" to some and not others, allowing "variances" for some aspects and not others.

I am at a loss, however, to know just what the THIA Board can do to enforce.

Pamela Gutierrez

Phil Kaufman philkaufman@att.net

Thank you for the update and I for one, fully support your actions. I am personally against altering the d o r's regarding the setbacks in the future which has been suggested.

-Phil

Charlene Lavinger charmadillo@gmail.com

I'd like to express my support for enforcing the D of Rs as they are currently configured. Fifty-foot setbacks make sense in this rural community and have been long-established precedent here. All of our neighbors who have built in Tonto Hills have had to comply with these rules and have done so willingly for the privilege of living in this unique community. Please consider me in opposition to anyone to threatens or bullies in order to get around these common sense restrictions.

Charlene Lavinger 11722 E. Mañana Road Lot # 93

Dennis Maple dennymaple@aol.com

To the Board, I am Dennis Maple, lot 166, and after listening to the whole story, think Tilley should comply with our D of Rs. I had to when I remodeled back in '04-'06. The set backs are there for a reason. Thank you.

Denny Maple

Elizabeth Millikin elizabethmullikin@msn.com

It is not defensible for a former board or ACC member to hold homeowners to a standard at their expense (detriment)and then disregard that standard for his own benefit.

Keith Peirce keithapeirce@gmail.com

Community Input as requested by THIA email October 30, 2022

Regarding Lot 54 commencement of construction without ACC approval. This is indeed an unfortunate situation but one that was completely avoidable by Mr. Tilley.

Almost twenty years ago I purchased lots in Tonto Hills. My initial design presented to the ACC was rejected. The members at the time of review were polite and essentially said "we don't understand what you are trying to build". It was their way of saying come back when you have a better proposal. I was given a challenge, so I hired a new a new architect and engineers. The next design which was approved and was later built

complied with not only the setbacks on a corner lot but at the time hillside disturbance and overall lot disturbance. Other parameters were also met including a non-bright white exterior color (paint reflectivity), shielded mechanical areas, shielded exterior lighting and a single level floor plan. Today most new builds in Tonto Hills fail to meet one or more of these standards.

The THIA/ACC needs to decide how hard it is willing to fight to enforce the DoRs that protect the community. As a long-ago former resident of Tonto Hills use to say—you can be a volunteer, or you can be a dedicated volunteer. The THIA board can enforce the rules through litigation, or if not then I call for all the ACC board members to resign and the THIA board to dissolve the ACC. The THIA board will be the next board that I would ask to do the same. I do not support any approval by variance should one be requested by owner of Lot 54.

Respectfully submitted,

Keith Peirce

Lots 15 & 16

Brian and Robin Richard

ACC board and the THIA,

My name is Brian Richard, my wife Robin and I built a new home in 2019 on lot #152. We love this community and are looking forward to becoming full time residents. Our lot posed challenges in placing our home within the setbacks required. After asking for relief on the setback of 10 feet we were told that no request would be granted. We understood the reasoning and continued our project at an added cost of approximately \$50,000 for an additional retaining wall. With the recent challenges to the D of R's I am not sure if the owners of the lot understand that they are costing everyone in the community undue stress and possible monetary costs. If precedent shows no allowances were previously made, then they should accept the decision and move on.

Brian & Robin Richard

Don Schoonenberg upnorthgates@gmail.com

Dear Board,

If THIA records show that the landowner was aware of the restrictions and we timely responded to his non confirming plan I agree with immediate legal inquiry. Has the County granted a variance to his build plan and approved the project. Might it help to contact the builder as well?

Thanks,

Don Schoonenberg
11344 E Manana

Ralph Spurgin rspurgin514@gmail.com

Agree, get a restraining order as fast as possible before more building is done.

Community responses supporting Variance

Sandra Abbey sandra.l.abbey@gmail.com

It seems as if Nick is in compliance based on both Maricopa codes and the language of the thia D of Rs. Maybe this should not be flooding all residents inboxes?

Just thinking that the current litigation has everyone hyper sensitive.

Cooler heads will prevail and be more welcoming for our new residents.

Sandra

Scott and Cheryl Bell bellpsp@aol.com sent 11/2/2022 2:46pm

THIA, Nick Tilly

Cheryl and I have talked with both board members and Mr. Tilley about the issue of his asking for a variance or exception to the setbacks in the D&R's. As stated in our previous response we do feel that the board does have the need to enforce the D&R's as listed. We also stated that variances or exceptions should be granted under certain instances. Cheryl and I which own the lot next to Mr. Tilleys do not have any concerns if a variance is issued to move this house 10 feet closer to our lot. Mr Tilley was proactive and discussed his wash issues and setback issue with us well in advance. His plans and lot design meet all the requirements of the county. We look forward to having Mr. Tilley and his family as neighbors. We truly feel that the current board members mean well for our community, but they are put in a hard position caused by poorly designed D&R's. My point is that the D&Rs as written are the cause of the current problems and frustrations experienced by both our board members and residents. After 60 years the D&Rs are outdated and are not consistent with the current needs of our community, nor do they match the current county regulations. If the D&Rs were rewritten in a more concise and updated format it would be a relief for our board members as well as for our community. We have a wonderful community here in Tonto Hills and are fortunate to have so many great neighbors willing to step up and volunteer their time on the THIA, ACC and fire department. Lets make some positive steps forward as a community and start working together to improve the D&Rs so they better reflect the needs of our community.

Scott and Cheryl Bell

George Hoxie ghhoxie@gmail.com

I'm in Oman so I'm clearly not close to the situation but it appears from some brief emails with the owner that the ACC/board is not taking into account the buildable area. There are many violations regarding this rule in TH that do not meet setbacks as TH would like them. My opinion is if the county approves the plans ACC/THIA should bless the plan as there may a violation of real estate law by taking of real estate by an unauthorized entity. Further I understand that DWID has turned off his water which seems a possible violation and clear fire danger. I would suspect there would be legal recourse by the owner and monetary restitution given to the owner by THIA.

SHOULD LAGAL ACTION BE COMENCED I WANT IT KNOWN THAT I DON'T WANT TO BE PART OF IT
THUS DON'T WANT TO CHARGED for any costs associated with it.

Gleen Keer broilermkr@yahoo.com

Does this group like to get sued. You support our community, STAY OUT OF LAW SUITS.

THINK!!!

Its just 8 feet short. Let it go.

Thanks,

Glen Keer, Lot 52

Tom Palmer

Dear Board of Directors;

Thank you for giving us, the residents who are not Board members, a chance to voice our opinions regarding our special community.

My name is Tom Palmer, and Liz and I own lot 174 on Deer Trail, where we built our "dream house". I would like to voice my opinion, but first wish to talk a bit about my own experience.

I worked for the City of Scottsdale in their Engineering Department for 9 years, before joining the US Department of State as a Foreign Service Officer and living overseas for 30 years. While at the City, I became educated on zoning laws and ordinances, real estate development, surveying, and planning. I fully understand how important it is to protect the integrity of our association's guidelines and by laws.

As a Foreign Service Management Officer having to manage situations in foreign, and sometimes more primitive cultures, while following very specific and strict guidelines provided by the US Government, I have also discovered the importance of applying logic and flexibility in all situations.

In order to protect our THIA regulations and DoRs and still allow some "rare instance" ability to change, waive, or provide a variance to our DoRs, I am suggesting that issues like this, once the ACC and THBoD have fulfilled all their responsibilities and provided all the guidance and supervision they can, and have exhausted all other options they then present the dilemma to our community for a vote.

In this case, I believe one has to examine the geography of the concerned lot. As we all know, we all have very generous lot sizes and must develop them in accordance to the DoRs. In some cases this is just not possible, and in this case, due to the large wash bisecting this lot, it makes it very difficult and expensive to achieve an adequate building footprint within our association's very restrictive setback requirements (more restrictive than the county, as I myself found out). I can see no specific dangers in the reduction of this particular setback.

In order to be a good neighbor and help out one of our own who has always been there for our welfare and protection, either while serving as a volunteer fireman or one of our boards, I suggest we approve a one time variance and permit construction without the expense of any further legal intervention.

Should the Tonto Hills Board of Directors agree this may be a reasonable solution, please consider this my motion and feel free to send this to all owners for a vote.

Thank you once again for permitting me to express my opinion.

Sincerely,

Tom Palmer Lot 174

Holly Laman hwldflower@aol.com

Board of Directors,

Thank you for asking for the community input. Tonto Hills isn't a cookie cutter community. Every lot in Tonto Hills is different in size and shape. Each lot should be considered individually, taking into account the terrain (hills, washes, etc.). If there is county approval for the house plans for lot 54, can't there be a variance given for the 10 feet of setback that is being disputed?

The Tilley's have already given time and energy for the good of the community, before even living in Tonto Hills! Enforcing the D of R's, shutting off their water, and threatening MORE LITIGATION seems a bit much.

Thank you,

Holly Laman

Lot 80

Community responses with Other Questions

Frank Villars villarsf@yahoo.com

Is this to become a precedent that you folks get community approval for your enforcing a clear violation to our laws?

Also, what about the Dark Sky project that has been in print on various minutes for some-time? There is a recently constructed lot on Turquoise Lane that is in clear violation. I believe the last time I noted this project mentioned was an ACC agenda?

Frank Villars

Richard Grady richardggrady@gmail.com

While I have no input on the situation on lot 54 , I have to correct the representations made by Mr Tilley relative to our property (lot 168) from 2017 in his enclosures that he sent today.

Our addition never needed , nor requested nor was granted any variance. Our filings with the ACC , and County , backed by engineering diagrams documented that no setback lines were violated.

I have no intention nor need to rehash the "mysterious disappearance" of the original documents provided to the ACC. If you'd like, I'm sure your legal council, Beth Mulcahy ESQ , can provide you the background documents.

Katie Lane malvada48@aol.com

Good Evening Nick,

Well said and thank you so very much for the information below.

I would prefer and recommend that we (Tonto Hills) do not have an improvement association. Governance by Maricopa as a county island would elevate property values and we could then enjoy a "NO HOA/IA" environment which is only becoming more valuable and highly desirable in both residential and commercial real estate.

Thank you for your time,

Katie Lane

Forward from: Nick Tilley n_tilley@hotmail.com

Dear fellow members of the Tonto Hills community,

My name is Nick Tilley, my wife Amber and I have owned lot #54 for the past 8+ years. I currently volunteer for the THVFD going on 9 years, along with experience volunteering on both the ACC & THIA in the past and 100% committed to watching our community come together, grow, and flourish! Both Amber and I, along with our 3 young children (Camden, Kellan & Cooper) love this neighborhood and it's the only one for us. We frequent the neighborhood most weekends exploring the hills of our beautiful community, the main reason we're dedicated and love this place!

With that said, we all have received communication from the THIA Board on Sunday night (October 30th), pertaining to a particular concern on a corner lot. The THIA Board (I can only assume) has unintentionally sent out this mass email correspondence for public opinion **omitting** several important aspects of their ask. I am not accusing the Board that the content of this email is 100% incorrect, however it is misleading to the reality of the situation.

I believe that each community member should be provided with an opportunity to understand the situation fully, (especially when being asked to provide input) and be provided with the information that has been selectively left out of the THIA's public ask; including how this may impact you as a property owner directly.

Please feel free to reach out directly and I would be happy to discuss either by phone or in person the additional details that pertain to this situation.

Take care

Nick Tilley

480.206.8144

