

Tonto Hills Board,

First allow us to introduce ourselves: We Seven Springs LLC. (Carl Pennington, Leigh Barry, and Jim Duffey) are the proud owners of 42019 Old Mine road in the commercial zone in Tonto Hills. We are quite pleased to be part of the neighborhood.

We are writing this letter to address some concerns we have witnessed since becoming part of the Tonto Hill's neighborhood.

As you all likely know, we have spent a considerable amount of money to improve the appearance of the building we purchased. We certainly hope the Board and the neighborhood are pleased with the result. It is our goal to not only maintain, but increase, the property values of both the commercial lots, as well as the overall neighborhood.

Steve Rensel on the other hand is going out of his way to create issues and decrease both the experience, and value of the property by acting unreasonably, and candidly quite maliciously. We have noted the following as it relates to his behavior:

a. Putting up a construction fence around Ravens View- including taking the Neighborhood fire truck to park on the lot to witness the fence going up. I assume his intention of using the fire truck was to make it appear that it was neighborhood approved??

b. Placing a camera on the fire department building. We assume this was approved by the HOA?

c. Stacking rocks and other objects around lots as obstructions. Seems to us his time and resources would be better used to improve the lots, rather than add eyesores. As recently as last week, he was securing telephone poles around Ravens View's lot, and others? Most concerning is that the areas he is intentionally blocking are clearly plated as easements for the purposes of Parking and Utilities.

d. Recently, he placed a large Tractor tire on the lot adjacent to us. It is not only an eyesore it makes the lot appear to be a dumpsite. We assume his intention is to create a barrier preventing us from using the 'utility easement' on the backside of our property. Last week we ran into Steve when he was placing telephone poles around the Raven's View property. We inquired about the reason for the tire- he flippantly indicated it was placed there to assist him with his work outs. Clearly his intention is to antagonize the neighborhood.

e. When we were in the middle of our remodel, he parked his car in front of one of our contractors' trucks to intentionally block them. He indicated that the contractor was trespassing, and told us to hire a crane to have the truck removed from the property??

His actions are clearly not in the best interest of the neighborhood and creating a decrease in property value.

Rather than the time, resources, and expense to place barriers, temp fencing, camera's, et al, we suggest he spend some time and resources to improve his land. At the very least clearing invasive species, maintaining parking and utility easement which are clearly defined in the current DOR's.

The Tonto Hills website lists him as one of the members of the Architectural committee, as well as the fire chief of the Neighborhood?? His actions should prevent his participation in either of these official capacities.

Recently, we have purchased lots 201, and 202 in the commercial zone. Our intention is to create value for the neighborhood by building on these lots. However, we are concerned that Steve's intent is to block access onto these lots. He has stated that he has these lots 'land locked' although Arizona law specifically prevents land from being land locked. He is using what was intended as Parking for the "good of the community", and utility easements as a hammer to leverage owners from using the land as intended and forcing them to deal with him on his onerous terms.

Our investment, along with yours, should not be hampered by the actions of one individual with malicious intent. We intend to protect our rights as landowner's and prevent Mr. Rensel from continuing his harassment of property owners in the development. He has indicated that he intends to develop the property he owns but has yet to submit plans or intentions to do so. His sole intent is to hassle rather than get along with his neighbors.

Our hope is that the Board stands firm in preventing this continued behavior. In addition, Mr. Rensel should be immediately notified that it is his obligation to clear invasive species off his land and to clear/level and maintain the parking and utility easements on the Tracts he owns.

We thank you for your time and consideration, sincerely.