



CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION

Dear Carmel Mountain Ranch Residential Community Association (CMRRCA HOA) Member,

We are writing this letter to inform you that the CMRRCA HOA vehemently opposes the type, style and density of development that New Urban West is proposing on the old golf course property. The HOA plans, with your support, to vigorously oppose the development that New Urban West is proposing.

The style, density and proximity to other homes does not fit within the Master Plan of Carmel Mountain Ranch. In OUR CMR Community, single family homes make up 57% of the existing homes and multi-family homes make up 43%. New Urban West is proposing NO single-family homes; rather, they are proposing 1200 to 1600 units consisting of 100% multi-family multi-level units: townhomes, apartments and 50+ (senior) housing developments.

The proposed development will impact all of CMR, and not just those on the golf course. Some impacts could be: increased traffic, decreased property values, crowded schools, noise, lights, emergency services and emergency egress. This development will forever change our homes and sense of community in CMR.

This Board of Directors feels that it is imperative we fight, with the upmost rigor, any change to the Master Plan that would allow the proposed development to move forward. The HOA has retained the law firm of DeLano & DeLano to help us in our opposition to the type of development that New Urban West is proposing.

Please visit the HOA website at www.cmrrca.org often for updates and like our Facebook page. Contact Walter's Management at 858-495-0900, and ensure they have your email and phone number so we can efficiently communicate with you. Attend the community meetings. Signup for community news letters. Your support is paramount.

We wish you and your family a very Happy Thanksgiving.

On behalf of the Board of Directors,

Gary Brizard
President, CMRRCA