

April 7, 2017

Mr Steve MacIntyre
Senior Planner
City of Columbia
Community Dev. Dept.

Subject: Opposition of Owners of 4715 Valhalla Court to Proposed Revised Plat by McGrath Marjorie Revocable Intervivos Trust Case #17-93

Dear Mr MacIntyre:

We write to you, as interested parties, to oppose the proposed revised plat and replat known as Creeks Edge, Plat 1-8 (Case #17-93). We raise two objections. First, it seems clear that the failure of the McGrath Marjorie Revocable Intervivos to properly maintain the affected area is not well understood by city surveyors, the planning office, nor residents of Creeks Edge whose property interests may be adversely affected by the proposed revision. We suggest that a more substantial investigation should be undertaken to fully understand the reasons for the maintenance failure, alternatives to privatizing common real property, and legal rights that might be circumvented by the Trust's proposed measures.

Second, substantively, the effect of the revision is to turn common real property over to private ownership. Land that could be managed for common improvements like a playground, attractive landscaping, or a suburban garden – reached through the consensus built into the HOA agreement – would be forever abandoned to whatever private improvements the new owners may select. These arguments are made not only from our interests as owners, but as residents of Columbia who have seen the strengths of community-informed improvements that add to the beauty and liveability of Columbia.

We believe that these procedural and substantive concerns weigh strongly against approval and, at the very least, a more comprehensive investigation into actions that would inevitably affect all residents of Creeks Edge. Please feel free to contact us with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Sam F. Halabi". The signature is fluid and cursive, with the first name "Sam" being more prominent.

Jenelle M. Beavers
Sam F. Halabi

