

March 23, 2018

To: City of Corona Planning & Building Departments

From: Poppybend LLC

The following is an overview of the prior and current efforts we have taken and are undertaking in reaching out to the neighbors concerning our project

April 2016: We discussed the overall project with the HOA association of Monte Verde and expressed our desire to meet with the property owners.

May 2016: We met with the homeowners of the homes, on Ferndale Drive, which were adjacent to our development. The meeting took place by some picnic tables of the HOA near their homes. In our meeting we brought preliminary drawings of the development and discussed with them concerns they had on the project's impact to their existing property and the wall between our properties. We explained that the common wall between our properties will be maintained by both HOAs' (HOA of both sides). We also discussed with them their concerns of a home blocking their view. Even though the neighbor's homes are not view lots, we explained to them that some of the homes that will be built adjacent to their home are single story homes. Additionally, even if a home may be a two story home, the natural elevation of our home is already 5 feet lower, so any impact on the views would not be as significant as if it were on the same level.

Given that the previous meeting was over a year and a half ago, and there have been changes to the project, we will once again reach out to the neighbors and update them on the development. When we're closer to determining an approximate timeframe of a public hearing we will schedule a meeting with the neighbors who are directly adjacent to our project (homeowners on Ferndale Drive).

For the meeting we will discuss with them: 1) the direct impact of the project on their homes 2) the various options we analyzed for a wall / border between the homes 3) concerns of privacy on both sides and 4) the differences in elevation between our home and theirs. In addition to drawings of the development, we will also have a cutout drawing showing their home, our home and the landscaping between the properties which will provide privacy for both homes. We will meet with them at a local community center and address these and any other concerns they may express.

For neighbors that are not directly adjacent to our property, we will mail out a notification about the development and provide a contact number for them to contact should they have any questions on the development.

Regards,

Poppybend LLC