

To: The Trustees of the Village at Alum Creek

RE: Nine Acre Property - Usage

Over a year ago the question of what to do with the nine acres of land situated in the front section of our neighborhood, south of the southern Parklawn entrance, was posed and has yet to be resolved. This is due in part because there is **not one clear answer** which will satisfy everyone's wants, needs, concerns and desires. That is why the trustees recommended a committee be formed to help investigate several options and report on those findings to our homeowner association.

In the fall of 2007, this committee was formed and tasked with researching the following uses for the Nine Acre property:

1. Sell a portion/all of the land to the Delaware Count Library
2. Construct a community pool
3. Develop the land for a community garden
4. Construct a community center / building
5. Subdivide the lots and sell to a local home builder
6. Day care center to be utilized by families within our subdivision
7. Do nothing and maintain the land as green-space

During the past months, research was conducted by the members of this committee in the areas of impact to the community, overall cost, benefits and detriments to the subdivision and surrounding community. This was no easy task and input was sought from those homeowner's who are directly affected by the development of this land as their lots are adjacent to this property.

I would like to thank the following members of the committee who volunteered their time and effort to research these options and provide insight on how they may the both positively and/or negatively impact our neighborhood:

Cheryl Luxeder & Marty Luxeder
Don Shepherd
Mike Clotz
Matt Burzynski
Dan Foley

At this time, as the chairman of this committee, I am not able to provide you, with a single recommendation for the use of this property since all of these options raise additional questions and concerns from neighbors within our subdivision. I request that this information be reviewed and shared with the homeowners, and that we table this topic until a survey can be conducted and analyzed in order to obtain a more clear direction as to which option(s) the homeowners wish to pursue.

Respectfully submitted,

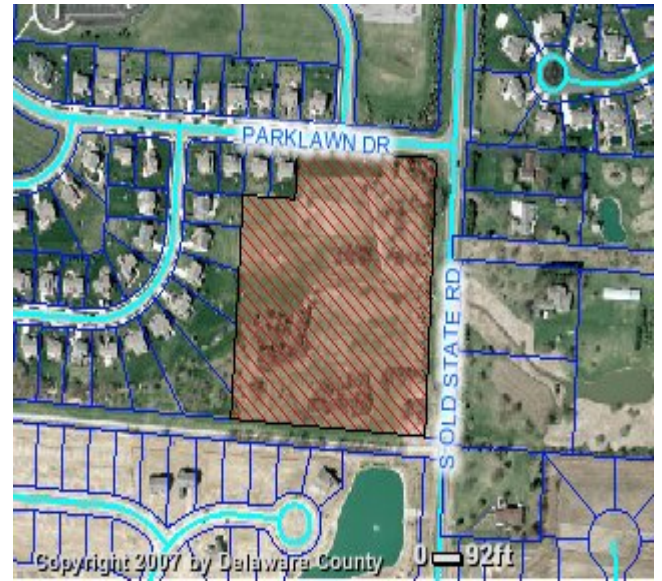
VAC - Nine Acre Committee
Andrew J. Lynch - Chairman

Property Description:

Lot Number: 2759
Parcel Number: 31824004001000
Annual Tax: \$1,126.30
Acreage: 9.073
Zoning District: SF-PRD
(Single Family - Planned Residence District)

Orange Township Zoning Uses:

Single Family Dwelling
Accessory Buildings
Single Family Cluster Housing
Non-Residential Uses
Religious
Cultural
Educational
Recreational
Golf Course Community



Village at Alum Creek - Warranty Deed of Restrictions

Uses as defined in Article 10, section 05...The Grantee...and the Grantor, for itself and any and all successors in title, hereby agree and acknowledge that Lot Number Two Thousand Seven Hundred Fifty-nine (2759) of The Village at Alum Creek may hereafter be used as **open space**, with a possible community center thereon, with a right to convey the same to the Owner's Association to be formed; non of the foregoing Restrictions which would prohibit or limit such use is hereby held to be of an force and effect as to said Lot Number 2759; and all future Owners of Lots within The Village at Alum Creek hereby agree to such use as to said Lot Number 2759.

Market Value of Property

Estimated Market Value: \$45,000 to \$50,000 per acre
\$405,000 to \$540,000 total

9 ACRE LOT USAGE REVIEW

OPTION 1: SELL A PORTION/ALL OF THE LAND TO THE DELAWARE COUNTY LIBRARY

The Delaware County Library, which operates one main branch, located in the city of Delaware, and two satellite branches, located in the Village of Ostrander and the Village of Powell, has expressed interest in opening a third satellite branch within the boundaries of Orange Township. This endeavor has been a desire of the Delaware County Library for many years, as they recognize the need to provide library service to the individuals who reside within Orange Township.

In 2005, the Library purchased land off State Route 23 in the North Orange development to construct a branch office and serve the community. It was quickly determined that the land would not be sufficient for the size of building needing to be developed. The issue was with parking and not having sufficient space to place the building and parking on the same plot of land. A decision was quickly made to continue looking for viable options for a branch office. The Library continues to retain ownership of said property and plans to utilize the proceeds from selling that land as an initial investment in their new location which has yet to be determined.

Based on a 2004-2005 survey conducted by the State of Ohio Library governance board, it was determined that a branch office located in Orange Township would need to be approx 27-30,000 square feet in size to adequately service this community. At approximately \$200 per square foot, the Delaware County Library is looking to invest somewhere in the neighborhood of six-million dollars in facilities alone to properly service this area. This branch office would be family oriented with approximately 100,000 articles available for use. It is anticipated that this library would see anywhere from 1800 to 2500 patrons per day, depending on the time of year. The hours of operation are as follows:

Monday thru Thursday:	9:00am to 8:00pm
Friday and Saturday:	9:00am to 5:00pm
Sunday:	1:00pm to 5:00pm

The expectation from the Library Planning Committee is to have a ballot issue on the November 2008 election to aid in raising the necessary funding for constructing the building. A second ballot issue will be included for materials and an operating fund to properly staff the library. It is undetermined at this time if the ballot issue will be held at the Township level, the School District Level, or at the County Level. All of which will have an impact on our homeowner's annual property tax.

9 ACRE LOT USAGE REVIEW

OPTION 1: SELL A PORTION/ALL OF THE LAND TO THE DELAWARE COUNTY LIBRARY

POSITIVE BENEFITS	ITEMS TO BE CONCERNED ABOUT
Libraries provide an important community meeting place, access to information, skill development in using technology, and foster research and information seeking skills.	VAC deed restrictions do not allow for uses of space other than green space or community area. Deed restrictions would need amended by 2/3 rd vote.
Libraries provide homework centers, literacy training, parenting materials, after-school activities, and reading programs.	Development of the land would disturb the land, the natural habitat, and the visual appearance of our neighborhood entryway.
Libraries act as information repositories and access points for maps, prints, official documents, rare artworks and materials which no individual can reasonably expect to have all on their own.	If only a portion of the land is sold, potential eminent domain could result in the loss of additional acres of property the homeowners are not willing to let go.
By locating the library at the front of our subdivision, it will provide our children and parents easy access to the facility everyday.	Change in traffic flow on South Old State could result in traffic congestion into and out of the neighborhood. It is believed the main entrance to the library would be routed off of Parklawn Drive as the Township is not allowing additional curb breaks on South Old State.
Selling of property will generate revenue for the VAC HOA (approx. \$200,000 for 4 acres; valued at \$50k per acre).	Residential property value may be negatively impacted. Individual community and neighborhood changes can result in immediate impact on property values.
Less green-space for the VAC HOA to maintain, lower annual costs. (Est. cost for care is \$400.00 per mow x four times per year = \$1600 annual savings).	Increased noise, night time lighting, after hour's nuisance activity, vandalism and trash may result from a public facility and open parking lot.
Less property tax to be paid by the VAC HOA per year. (tax for 9-acre parcel is \$1,126.00 / 2 = \$563 annual savings).	Attraction of sex offenders for areas where children congregate. Increased patrols and service runs by law enforcement.

Comment: Per Mary Jane Santos - Director of the Delaware County Library

When asked what does the Library do to prevent sex offenders from entering the building or being on the premises? "There is not much the library can do....the library has no laws that prohibit a sex offender from visiting the public site. If there were an illegal act, the librarians would contact 911; however the individual has the right to be in the public institution."

Note: As of March 1st, the VAC Nine Acre property has dropped in priority for the Delaware County Library. Mary Jane Santos informed Andrew Lynch that "the Library Committee has focused its efforts on other properties which are located within Orange Township". Our Nine Acre property has fallen to number 4 or 5 on their list.

9 ACRE LOT USAGE REVIEW

OPTION 2: CONSTRUCT A COMMUNITY POOL

To better understand how large of an undertaking this option would entail, the committee contacted a prominent local pool developer, as well as a member of a local HOA which has operated a pool for the past 40 years. These individuals were invited to participate in a panel discussion which the homeowner's were able to ask their poignant questions and hear the information firsthand. The information shared during that discussion was well received and very beneficial in understanding what it takes to realistically construct, operate, and maintain a community pool.

The basics:

Pool Size - To adequately service our community and to potentially be utilized for swim meets, it was recommended that the pool be 50 feet X 82 feet in size which equates to roughly an Olympic size pool with 25 meter swim lanes.

Initial Design would include a diving well and a junior area for children between the ages of 3 and 7. In addition, a wadding/kiddie pool would be built for our younger children; and maintained separately from the large pool.

Investment Cost: \$550,000.

Additional Items (must have)

A parking lot, perimeter fencing, pump house, and bath house would need to be installed at an additional charge. In addition, a larger deck area, to accommodate lounge chairs, and lighting would be added safety features needing to be included.

Additional Cost: \$150,000

Ala carte options:

Water Flume Slide - \$50,000 (1,000 per linear foot)

Mushroom Sprayer - \$35,000

Heater - \$15,000

Upgraded Chemical Metering System - \$5,000

Upgraded Pool Cover / Solar Blankets - \$18,500

Total Initial Investment - \$823,500

This initial cost does not account for utility hookups for water, electricity, phone, and/or natural gas. It is estimated that the average monthly operating costs will be between \$16,000 to \$20,000 per month depending on weather and usage.

9 ACRE LOT USAGE REVIEW

OPTION 2: CONSTRUCT A COMMUNITY POOL

POSITIVE BENEFITS	ITEMS TO BE CONCERNED ABOUT
Great place for the kids to be during the summer months, gathering place for neighborhood events.	Would be considered a public pool, based on size, and be subject to county and state regulations. License and periodic inspections would be required.
A Swim Club can teach children water safety and help them develop into strong swimmers.	Pools greater than 2000 sq ft in size do require a life guard on duty at all times. Pools with diving boards require an additional lifeguard on duty while diving is permitted.
Partnering with the local Olentangy high schools for swim practice and meets could offset a portion of the initial/annual cost.	General grounds maintenance and clean up would need to be performed on a regular basis. Possible trash pick up if litter became an issue.
Convenient location to all families within our subdivision. Could be rented out to VAC homeowners for birthday, graduation and other family events.	Daily records of injury, disinfectant residuals, PH, temperature, clarity, and chemicals added, plus testing is required every 12 hours. A pool manager would be required to satisfy this need.
Current Orange Township Zoning Code is set for residential development; this would qualify.	The VAC HOA will incur increased property taxes / fees / insurance costs to operate a community pool.
VOAC can manage and maintain control of the use of the land and how it is developed. Majority of the land would remain as green space / common area.	Continue to maintain this land with annual mowing and general maintenance. (Est. cost for care is \$400.00 per mow x four times per year = \$1600 annual).
Selling memberships to non-VAC families could offset costs and be a revenue stream for HOA.	Increased noise, night time lighting, after hour's nuisance activity, vandalism and trash may result from a public facility and open parking lot.
	Policing the use of the pool may be a challenge, especially with its proximity to a heavily trafficked roadway.

Comment: Research has not yet been done to determine the all costs associated with operating and maintaining a pool. These items would need to be investigated further in order to fully assess the impact to the HOA.

9 ACRE LOT USAGE REVIEW

OPTION 3: DEVELOP A COMMUNITY GARDEN (PARK/TRAIL)

The original intent of this option was unclear at first; whether it was for personal gardening (i.e. vegetables / flowers / etc.) or if this was to be more of a park-like setting / memorial garden. After an initial assessment of the land, it was determined that the property was not conducive to personal gardening due to the uneven terrain, poor soil, and lack of water supply. The committee researched the possibility of creating more of a park-like setting.

POSITIVE BENEFITS	ITEMS TO BE CONCERNED ABOUT
Peaceful gathering place for neighbors, with potential for a gazebo and/or picnic tables.	The addition of a gazebo, picnic tables, park trails, or playground equipment may disturb the wildlife. Parking may need to be added if this develops into a playground for the children.
Scenic walking trails could be incorporated and potentially link into the Orange Township park trails.	General grounds maintenance and clean up would need to be performed on a regular basis. Possible trash pick up if litter became an issue.
A playground type setting would provide a place for the younger children to gather and play while school is in session.	Availability of playground and the shelter house at the Church may limit the amount of use.
Current Orange Township Zoning Code is set for residential development; this would qualify.	Proper bridging would need to be constructed to accommodate for park trails and walking paths to avoid the current drainage creek.
VOAC can manage and maintain control of the use of the land and how it is developed.	Continue to maintain this land with annual mowing and general maintenance. (Est. cost for care is \$400.00 per mow x four times per year = \$1600 annual).
Majority of the land would remain as green space / common area. No significant development (i.e. buildings or structures)	Continue to pay property tax for this land at the lowered rate. (tax for 9-acre parcel is \$1,126.00). The HOA may incur increased property taxes / fees if the property is enhanced.
	Increased noise, night time lighting, after hour's nuisance activity, vandalism and trash may result from a public facility and open parking lot.

Comment: Concerns for this option were raised by area residents due to the illegal and unlawful activity which is taking place the Glen Oak Estates neighborhood park. Three years ago that neighborhood park was developed for the use of children in and around the Glen Oak subdivision. Since

then, there have been several calls to the local law enforcement office to investigate drug usage and other unlawful activity.

Comment: In 2002-03 the Orange Township Parks Committee pulled together a master plan to develop Parks and Recreation areas within the township boundaries. They had identified the VAC Nine Acre property as a potential site without input and consultation from the homeowner's and nearby residents. Needless to say, the residents objected the notion of having a park be built on the nine acres and that part of the master plan was never put into action.

Comment: Research has not yet been done to determine the cost of constructing a gazebo or playground, the materials needed, and the operating expenses. These items would need to be investigated further in order to fully assess the impact to the HOA.

9 ACRE LOT USAGE REVIEW

OPTION 4: CONSTRUCT A COMMUNITY CENTER/BUILDING

Conversations were had with local pole barn developers, specifically 64 metals based in St. Louisville, OH (www.64metals.com), to determine the feasibility of constructing a community center / reception hall on the nine acre property. It was determined that a building equaling 2,600 sq ft would be sufficient to accommodate approx 150 people (tables & chairs) with adequate space for other amenities (kitchenette, bathrooms, and storage rooms).

Initial estimate for excavation, pouring a floor, and constructing the barn is \$54,000. This provides a building with a 40 year warranty on the siding and roofing.

POSITIVE BENEFITS	ITEMS TO BE CONCERNED ABOUT
Gathering place for social groups, local club events (girl/boy scouts), receptions/parties, neighborhood events	A large enough building and ample parking would need to be added if this develops into a reception hall. Handicap Accessible.
Potential to be rented out to non-VAC homeowners for events. Possible revenue stream for HOA.	General grounds maintenance and clean up would need to be performed on a regular basis. Trash pick up would be required if we are renting this space out.
VAC Deed Restriction do allow for a community center to be developed on this plat of land. No need to be revised.	Continue to pay property tax for this land at the lowered rate. (tax for 9-acre parcel is \$1,126.00). The HOA may incur increased property taxes / fees if the property is further developed.
VAC can manage and maintain control of the use of the land and how it is developed. Many building options and add-ons can lead to a visually appealing facility.	Additional insurance costs, and possible liquor license would need to be acquired to make this attractive to wedding receptions and other festive events.
Current Orange Township Zoning Code is set for residential development. This item falls within that description.	Continue to maintain this land with annual mowing and general maintenance. (Est. cost for care is \$400.00 per mow x four times per year = \$1600 annual).
Possible use of the Del-Co Water access road may alleviate the need to put an entrance way off Parklawn.	Increased noise, night time lighting, after hour's nuisance activity, and vandalism may result from a facility and open parking lot.

Comment: Research has not yet been done to determine the cost of appliances, fixtures, HVAC, security system, chairs and tables, other materials needed, as well as the overall operating expenses. These items would need to be investigated further in order to fully assess the impact to the HOA.

9 ACRE LOT USAGE REVIEW

OPTION 5: SUBDIVIDE AND SELL TO LOCAL HOME BUILDER

In discussions with a local home builder, it was determined that the nine acre parcel could be developed and divided into eight or nine possible home-sites with special attention being paid to the natural waterway and little to no change to the front entryway. Current housing market conditions may make this project less desirable to homebuilders; particularly due to the small number of homes to be built.

POSITIVE BENEFITS	ITEMS TO BE CONCERNED ABOUT
New homes will bring new neighbors and families to our community. Additional revenue to the Homeowner's Association (added dues) Estimate - 8 new homes @ \$185 = \$1,480	VOAC Deed Restriction do not allow for residential development on this plat of land. Would need to be revised with 2/3's vote of the homeowners.
Additional tax revenue for Orange Township and Delaware County (Estimate - 8 new homes @ \$4450 (taxes) = \$35,600).	Excavation of land and rerouting of drainage may be cost prohibitive to a new home builder.
Income to the Homeowner's Association for the sale of the land (approx value \$450,000)	Development of the land would disturb the land, the natural habitat, and the visual appearance of our neighborhood entryway.
VOAC can manage/control the use of the land and how it is developed. Property owner must abide by the Deed Restrictions	Possible change/modification to South Entrance to subdivision. Additional traffic through that entrance.
Less green-space for the VAC HOA to maintain, lower annual costs. (Est. cost for care is \$400.00 per mow x four times per year = \$1,600 annual savings).	Overall increased costs for new construction may bring lower grade home builders, which may result in a devaluation of adjacent properties.
Less property tax to be paid by the VAC HOA per year. (tax for 9-acre parcel is \$1,126.00 annual savings).	Less natural green-space for the homeowner's / community to enjoy.
Current Orange Township Zoning Code is set for residential development.	

Questions to think about:

- If this land was developable, wouldn't M/I or one of the other home builders already have done so?
- Impact of the S. Old State road expansion. How much of the land will be lost due to eminent domain during the widening project?

9 ACRE LOT USAGE REVIEW
OPTION 6: DAY CARE CENTER

This option could be interpreted in two ways. The first being the selling off a portion of the land to a Day Care provider (e.g. Goddard School), and the second that the HOA establish a Day Care center for just the families in our neighborhood.

In order to “market” this property for sale to any commercial business, the zoning regulations would need to be modified for the land, or the portion being sold. As noted at the beginning of the report, the property is zoned for Single Family Residence; this would need to be re-zoned to C-1 for light commercial. Requesting this property to be rezoned may prove to be a difficult challenge/task as the Orange Township Zoning board has been reluctant to change their zoning rules.

Note: The Alum Creek Church of Christ will be opening a pre-school this coming Fall. This could potentially be considered competition for the day care facility.

Option A - sell to a Commercial Day Care provider

POSITIVE BENEFITS	ITEMS TO BE CONCERNED ABOUT
Convenient location for those families in need of child care services within our subdivision.	Once zoned for commercial use, the property may convert to another less desirable usage in the future.
Selling of property will generate revenue for the VAC HOA (approx. \$100,000 for 2 acres; valued at \$50k per acre).	Change in traffic flow on South Old State could result in traffic congestion into and out of the neighborhood. It is believed the main entrance to the library would be routed off of Parklawn Drive as the Township is not allowing additional curb breaks on South Old State.
Reduces the annual property taxes and maintenance costs to be paid by the HOA.	Marketing the property to a narrowly defined buyer group could result in a lower selling price.
Only a portion of the nine acres would need to be developed, with the remaining area left as green space.	Development of the land would disturb the land, the natural habitat, and the visual appearance of our neighborhood entryway.
Less green-space for the VAC HOA to maintain, lower annual costs. (Est. cost for care is \$400.00/5 per mow x four times per year = \$320 annual savings).	With the average age of families increasing over time, those benefiting from child care services will decrease.
Less property tax to be paid by the VAC HOA per year. (tax for 9-acre parcel is \$1,126.00 /5 = \$225 annual savings).	Increased noise, night time lighting, after hour's nuisance activity, vandalism and trash may result from a public facility and open parking lot.

Option B - Develop a Day Care center managed by the HOA

POSITIVE BENEFITS	ITEMS TO BE CONCERNED ABOUT
Convenient location for those families in need of child care services within our subdivision. Potential job opportunity for stay at home parents.	Once zoned for commercial use, the property may convert to another less desirable usage in the future.
Potentially reduced costs for child care services as compared to the Local "chain" providers.	Change in traffic flow on South Old State could result in traffic congestion into and out of the neighborhood. It is believed the main entrance to the library would be routed off of Parklawn Drive as the Township is not allowing additional curb breaks on South Old State.
Familiarity with those individuals who are looking after your child during the day. They are your neighbors and friends.	Development of the land would disturb the land, the natural habitat, and the visual appearance of our neighborhood entryway.
Only a portion of the nine acres would need to be developed, with the remaining area left as green space.	With the average age of families increasing over time, those benefiting from child care services will decrease.
	The VAC HOA may incur increased property taxes / fees / insurance costs to operate a child care center.
	Increased noise, night time lighting, after hour's nuisance activity, vandalism and trash may result from a public facility and open parking lot.

Comment: Research was not conducted to determine the cost of constructing the building, the materials needed, and the operating expenses. These items would need to be investigated further in order to fully understand the impact to the HOA.

9 ACRE LOT USAGE REVIEW

OPTION 7: MAINTAIN THE LAND AS GREEN SPACE

This option is very straight forward and ultimately what the HOA is currently doing today. Continue to maintain the area as green-space with periodic mowing and general maintenance / upkeep.

POSITIVE BENEFITS	ITEMS TO BE CONCERNED ABOUT
Green space is maintained for homeowner's, children and community to enjoy.	Continue to maintain this land with annual mowing and general maintenance. (Est. cost for care is \$400.00 per mow x four times per year = \$1600 annual).
Natural habitat of wildlife and natural water drainage remains undisturbed.	Continue to pay property tax for this land at the lowered rate. (tax for 9-acre parcel is \$1,126.00).
No changes/modifications needed to the South Entryway of the subdivision.	Development of the land will disturb the natural habitat of wildlife.
Property taxes have already been lowered based on the assessment of land being used as green space / common area.	The VAC HOA may incur increased property taxes / fees if the property is developed but not sold off to a new entity.