

CROSSRIDGE PRESERVATION ASSOCIATION

April 15, 2004

The CPA board met April 15, 2004, at 7 p.m. at the home of President: Robert and Willanna Ramsey with the following members present: Rachel Allen, Harold Wills, Charles Moody and Terry Daniel. Absent: Warren Vaughn, Pat Beck, Michele McCool, Jane Hansborough and Steve Small.

President Ramsey opened with a progress report concerning the corner lot. The Agreements and Restrictions were discussed, a landscaping proposal from JimDandy Landscaping and Garden Center and a letter from Jack Matukas. He thanked Harold Wills and Martha for the excellent job of compiling and delivering the Crossridge directories.

Minutes were reviewed and one correction was made. (Mr. Larkin Ritter) (Wills/Daniel)

Harold Wills, treasurer, distributed balance sheets and income statements for December 31, 2003, March 31, 2004, and Year-End-Report for 2003. (copies attached)(Allen/Moody)

Membership complaints about the delivery of the Country Peddler at night was discussed and President Ramsey stated that the situation was resolved and the papers were being delivered during the daylight hours.

Information on the entrance to Crossridge was presented, and the restrictions are what the board had asked to be included, the road surface will have approximately 1-2 inches added to meet the code. Removal of the trees will be a joint effort with Farmers National Bank—details will be worked out at a later date with consideration for the sprinkler system and method of payment.

The dates of April 30 and May 3 will be given to Jack Matukas to work out with Farmers National Bank for a General Meeting and the board is asking him to provide refreshments in lieu of his invitation to take the board members and spouses to dinner.

The neighborhood yard sale is May 8 and Terry Daniel will take care of the signs and advertising.

The SNAP grant for 2004 is due in June and street signs were given top priority with replacing the exiting ones and adding no outlet signs.

Information on opening an entrance to Crossridge near the school was discussed. Tabled

A newsletter updating the membership will go out soon and volunteers will be asked to join the beautification committee to aid in the islands once the project is completed. Maintenance will continue as usual until that time.

Adjournment 8:30.

Rachel Allen, Secretary

LETTER FROM CROSSRIDGE PRESERVATION ASSOCIATION

After our meeting on May 3, 2004, some neighbors have asked questions about how our board went from fighting a street cut to agreeing to a street cuts with the Farmer's National Bank and other questions. This letter will attempt to address those concerns expressed to us.

There are three items that have been discussed:

1. Removal of the trees in the front island.
2. How did we get from the point in October where most of our residents expressed their wishes to not have any cuts in the entrance to Crossridge to an agreement not to fight those cuts.
3. Discussion of the Planning and Zoning classification of most of the lots in Crossridge as R2-multiple family instead of R1-residential.

First the removal of the trees in the front island was supported by the City Public Works because of the problems created by the pear trees. The life of those trees is usually 20 years and ours were already 15 years. Currently the City will not approve the planting of pear trees in the areas of City streets. The decision was made by the residents who attended the annual meeting of Crossridge Preservation Association on June 1, 2003 to remove the trees and to re-landscape island and to apply for a snap grant from the City to assist with the cost of the project. In the September 23, 2003 newsletter that was mailed to all residents in the subdivision, the plan was discussed again along with a note that the City had approved our snap grant for the project. Our plans were to begin this project last fall but was delayed due to the continuing controversy over street cuts and the access to Crossridge Street. The plans are to proceed with the changes in the near future.

As to the cuts to the properties that are on either side of the Crossridge entrance, a lot of effort was expended to look after the best interest of the subdivision.

We found out in late September that a new sale was being proposed for the lot on the left side of the entrance and they wanted a cut into the street. A note titled (IMPORTANT INFORMATION RESPONSE REQUESTED) was mailed to all residents asking for your response as opposed or not opposed to the street cuts. We received 55 responses with 51 opposed and 4 not opposed.

Your board then scheduled a meeting on October 13, 2003 and invited Karen Foley, Neighborhood Action Coordinator, Jeff Lashlee, City Public Works, Greg Meredith a resident of Crossridge and Engineer Specialist for Roads with the State of Kentucky and Jack Matukas, a realtor representing Farmers National Bank. Prior to this meeting Karen Foley had meet with Gene Harmon, City Attorney and with the public works committee about the cuts.

At this meeting we presented the responses from our neighborhood which showed a 93% opposition to any street cuts. The representatives from the City recognized our long standing opposition to any street cuts but then presented the City's view of the situation. We were informed that the entrance to Crossridge was a public city street and did not belong to the subdivision. We were also informed that our neighborhood did not have any say in the matter from a legal standpoint.

We were told that we must get realistic about the street access and that we would eventually lose the war and may be faced with whatever type of business decided to acquire the property. The City said they had helped us fight our battles in the past based solely on the legal stand that the street was not commercial. With the bank being willing to upgrade the front street, the City would no longer have any legal grounds to prohibit access to Crossridge Street.

In light of these revelations from the City Public Works and opinion of the City Attorney, your board decided to negotiate with the Bank and the City to protect our subdivision as much as possible. We determined that a bank would be our best chance for acquiring a good neighbor for Crossridge. Therefore a meeting was scheduled with the bank, subdivision developers, city representatives and your board.

On November 24, 2003 a meeting was held in the board room of Farmer's National Bank and in attendance along with your board were Dan Harbinson, President of Farmer's ; Karen Foley, Jim Lashlee, and Gene Harmon from the City; Shane Vanmeter and Mr Larkin from the subdivision developers; Jack Matukas Realtor representing the lot owner, and Greg Meredith representing the subdivision.

At this meeting, the opposition of the subdivision to any cut was expressed to the bank and those in attendance, however the reality of the situation showed it was in our best interest to negotiate some arrangement with the City and the Bank to end the controversy over the street and obtain what concessions we could that would benefit the subdivision.

The board stated that if the bank would build on the lot and would negotiate some restrictions on any future use of the property the board would lift it's opposition to the street cut.

Those negotiations were as follows:

1. The bank would include restrictions for the next 75 years on use of the property, should the bank not continue to operate. Gene Harmon, City Attorney was to represent our interest by including those listed restrictions in the deed land use. The restrictions would eliminate the possibility of Fast Food and high volume traffic uses.
2. The bank would move the street cut to the back of the first island and not in the middle and would remove the illegal cut that is there now.
3. Adjustments to the entrance would be made to prevent impeding the traffic flow into and out of the subdivision.
4. The bank would provide for access for water and electricity to the front island for our landscaping.
5. The bank would assist us in removing the pear trees from the front island.
6. Access from other properties would be cut off so no traffic from adjoining locations would be permitted access to Crossridge.

As for the access on the Golf Shop side of the street, the City stated that when the street upgrade occurs they could not deny a street cut to that property. We requested that the restrictions the Bank agreed also be placed on the owners of that property as well and we were told the owners would agree to those restrictions. However since this property was already deeded, there was some question as to the legality of those restrictions.

At the end of the November meeting the board discussed the best way of communicating to the neighborhood what was taking place but we could not get a meeting scheduled due to the holiday season. Between the November meeting and early April the board could not take any action pending the determination of the City as to what would be required of the bank to upgrade the street and allow the construction to begin. Our agreement was made to apply only to the bank.

Subsequently when the restrictions were written and approved by the City Attorney, there were some exemptions that the board did not agree with but we were told that further restrictions could not be legally enforced.

As for the zoning of our subdivision most of you know we have a problem that most of the lots are zoned R-2 and not R-1. The problem occurred a few years back when all property in the City was re-zoned.. The subdivisions were zoned solely based on the size of the lots. Crossridge lots fell into the size that would allow for R-2 zoning. In discussions with planning and zoning, we were told we only had three options. Leave it as it is, try to change it through legal proceedings or our best option was to have 100% of the affected property owners sign a request to have the property re-zoned back to single residence. This problem has yet to be resolved.

Crossridge Preservation Association
Board of Directors