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Mr. Steven Miller, Chair
Town of Yountville
Zoning and Design Review Board
6550 Yount Street
Yountville, CA 94599

Dear Chair Miller,

The Crossroads Home Owners Association (HOA) Board of Directors (Board) appreciates the opportunity to provide comments to the Zoning Design Review Board (ZDRB) regarding the proposed Oak +Vine project at 1980 Yountville Cross Road. As you may be aware, the proposed project borders our 24-unit HOA on the north and west side of the proposed project.

Our Board members have had conversations with the project developer over the past six months. The focus of our discussions has been on three major concerns that our Board had with the initial plan for the Oak +Vine project. These include: (1) the preservation of the heritage oaks on the property at 1820 Yountville Cross Road; 2) the current condition of the tree canopy and maintenance of trees on the property adjacent to our HOA; and 3) the shared fence line between the new project and our HOA. The project developer has been receptive to our concerns and has addressed each of them in the revised project plan as discussed below.

1. Preservation of Heritage Oaks- there are nine heritage oaks on the 1980 Yountville Cross Road project site. The current project plan calls for preserving 8 of these heritage oaks and removing one heritage oak. The one heritage oak tree to be removed would be mitigated by the planting of additional oak trees and olive trees on the property. Our Board believes this is a reasonable solution and appreciates the fact that the heritage oaks on 1820 Yountville Cross Road property that are adjacent to our HOA will be preserved.
2. Condition of Tree Canopy and Maintenance of Trees- our HOA had considerable difficulty dealing with the prior owner of the 1820 Yountville Cross Road property when it came to the upkeep of the

heritage oak trees adjacent to our HOA and the trimming of the canopy of the trees. In fact, several of our owners encountered Norway rats in their attics on various occasions due to the severe overhang of the oak tree canopy on the roofs of our HOA units adjacent to 1820 Yountville Cross Road property. As a result, our HOA has been spending thousands of dollars each year to take responsibility for trimming the trees that impinge on the roofs of our HOA units adjacent to the neighboring property. We discussed this issue with the project developer and the current project plan calls for ongoing maintenance of the heritage oak trees adjacent to our property and the trimming of the tree canopy to eliminate the overhang of the heritage oaks onto the units of our HOA.

3. Shared Fence Line Between the Project and our HOA- as previously mentioned, our HOA abuts the north and west sides of the proposed project on 1820 Yountville Cross Road. Currently, the fence between our two properties is near the end of its useful life. Originally, the developer proposed a short, minimal fence between our two properties which did not provide for adequate visual relief between our respective properties. Based on our discussions with the developer, the current plan has been updated and calls for a new 8-foot good neighbor fence between our properties that greatly increases the privacy of our owners and the project home sites. This fence includes a 6-foot opaque wooden fence topped by a 2-foot semi-opaque wooden fence extension.

Generally speaking, we believe that the Oak +Vine project is attractively designed and includes high-quality finishes and materials and will be an asset to our community. Going forward, we request that the Town of Yountville ensures that the project developer meets the commitments that have been made to our HOA.

Sincerely,

Robert T. O'Neill

PRESIDENT

THE CROSSROADS HOME OWNER'S ASSOCIATION