

5714 Euliss Drive  
Columbia, MO 65201

10 September 2021

To Whom It May Concern:

This letter is in regards to **Case 140-21 Arbor Falls PD Plan**. I am writing this letter of support on behalf of the HOA of the Villas at Arbor Falls at Old Hawthorne for the revised development plan as presented to us from Rachel Smith and Jay Gebhardt on August 31, which has the garage structures removed.

We endorse this revised plan and highly encourage the City of Columbia Planning and Zoning Commission to approve this development. As stated in a previous letter, It will add a connector street to Euliss which will be well used by bikers and walkers in our neighborhood. There are also proposed connector sidewalks that all the neighbors in Arbor Falls will enjoy. We were very supportive of the previous version that was presented to the City of Columbia Planning and Zoning Commission, and we continue our complete support.

We are an active neighborhood, especially walkers. This new development will enhance our neighborhood greatly. Jay Gebhardt, The Civil Group, did a fabulous job addressing the original concerns of our HOA. He also went above and beyond to solicit our comments and address our concerns in person on several occasions. This development proposal is very well done and will enhance the curb appeal of our whole neighborhood. This is a win win for all of us.

There was concern stated at the last meeting by one property owner about the poor state of our roads. We are in the process of the HOA being taken over by the homeowners versus the developer. And our first move is to improve our roads. We are private streets, not city streets. Therefore the repairs need to be assumed by the HOA.

Thank you for your consideration and please feel free to reach out to me.

Sincerely,

Mary Kroening Tompkins, Secretary for the HOA  
573.881.5813  
Email: marykroening.realtor@gmail.com