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Subject: Oakbrook PUD
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Attachments: [Response to Adjoiners19-0819.pdf](#)

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Dear Planning Commissioner.

Please find the attached letter of responses prepared by Thompson Thrift for Oakbrook proposed on Mallory Station. This letter of response has been provided to the Homeowner's Associations for Morningside 1 and 2. We met with the HOA boards this morning to review the letter. In addition to the responses, we were asked to make the following commitments to the HOA. We agree to all commitments, and are happy to submit them into the Planning Commission record.

Commitments:

1. Share the lease agreement for the residents and the restrictions.
2. Discourage the use of the private Morningside sidewalks to the north of Oakbrook.
3. Transition to Morningside with a 2-Story Town Home, per the Development Plan.
4. Share and discuss the Final Landscape Plan for the open space areas along Sunrise Circle within the Morningside HOA owned property. Provide irrigation to this area, and take over all maintenance responsibilities of the open space area and white fence along Sunrise Circle and adjacent to Oakbrook.
5. Protect the Sightlines from Sunrise Circle to Mallory Station.
6. When the town homes are converted to Condominium For-Sale Homes, the covenants must meet or exceed the covenants of Morningside.
7. Request No-Parking signs along Sunrise Circle, and if approved fund the installation of the signs.

I believe that many questions have been addressed with the commitments and with the responses provided in the attached letter.

We look forward to the discussion tomorrow night at the Planning Commission meeting.

Please do not hesitate to email me if you have any questions.

Sincerely,

Greg Gamble



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