

*The Renzulli Estates at Scripps Ranch*

c/o The Phair Company

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**MEMORANDUM**

TO: Scripps Ranch Community Members

FROM: The Phair Company

RE: Questions About The Renzulli Estates

1. Comment & Question: *“I live in an older part of Scripps Ranch that doesn’t have a very good Homeowners Association. My next-door neighbor parks his two large food trucks on the street in front of my house. The neighbor across the street has an old power boat in his driveway. He has been restoring it for many years, sometimes late at night, which is very noisy. When he is working on the diesel engine, it spews black smoke, which smells awful. The boat is an eyesore. Will the Homeowners Association at The Renzulli Estates protect the peace & quiet of homeowners?”*

ANSWER: Yes. The CC&Rs at The Renzulli Estates are established to preserve the peace and quiet of homeowners and to protect their investment:

- Any change in paint color of any portion of the exterior of the home (stucco, wood, roof, garage door) must be submitted to an approved by the Architectural Review Committee.
- Prior to installation, a landscape/hardscape design must be submitted to the Landscape Review Committee for approval. This prevents a neighbor, who is a fan of the TV show The Simpsons, from erecting a 10 ft. tall statue of Bart in the front yard.
- The CC&Rs restrict the parking of boats, motorcoaches, and all commercial vehicles on the street or in driveways. “Do it yourself” auto repairs in driveways or on the street is prohibited.
- Yard/garage sales are not allowed.

These rules and regulations may seem rather Draconian. But strict CC&Rs protect a homeowner’s investment in their home and preserve both visual and audible peace and quiet.

2. Question: *“Is the plan for The Renzulli Estates set? Our family has been stationed out of the county for several years, during which time our home near the Renzulli property was rented out. So, we did not receive the flyers or community planning group notices about attending the meetings to discuss the Renzulli property. We are now back. Is it too late to be involved?”*

ANSWER: No. It is not too late to be involved. Even though we've had eight public meetings with the Scripps Ranch and Miramar North Community Planning Groups, we are still in the middle of the planning process. We solicit and respect the opinions of community members because they live in Scripps Ranch, while we do not. Our projects are better and more successful if the project reflects input from neighbors and addresses their concerns. "*You can't please all the people all of the time*" applies here. We can't do everything that every neighbor wants. But we are willing to listen and have an open dialogue on what is good for the community while at the same time implementing viable land use planning.

Example – a community member suggested that we built an 18-hole miniature golf course on the south portion of the Renzulli property, instead of our planned Wilderness Park. We declined his recommendation. There are few people who play miniature golf. The Wilderness Park will be much more inclusive, with a variety of activities for all age groups.

The Scripps Ranch and Miramar North Community Planning Group meetings are open to the public. The first six meetings over the past 2½ years were well attended in person (over 100 people). The last two meetings were by video conference due to the COVID-19 pandemic. There will be several future video conference meetings to discuss the planning for the Renzulli Estates. If you or a friend are not already in the planning group's database and want to participate, send our office your e-mail address. We will forward your contact information to the chairpersons of the community planning groups. They will notify you of the dates and times of the meetings. Our office will also notify you, to make sure that you are invited to ZOOM with us.

Contrary to the statements of a few people that "*neighbors have been kept in the dark*" about our plans for the Renzulli property, we have been completely transparent and open to community input. We respect the opinions of others, even if someone is critical.

THE PHAIR COMPANY

cc: Bob Ilko  
Michelle Abella-Shon  
Wally Wulfeck