

From: [Wayne Wiethe](#)
To: [Rocco Yeargin](#); [Chris Humphrey](#); [Barbara Babbitt](#); [Stephen Dyer](#); [Justin Speight](#); [Matt Shaughnessy](#); [Bob Young](#)
Cc: [Gerard Neugebauer](#); [William G. Chris](#); [William \(Bill\) Chris](#); [Molly Kapeluck](#); [Nichole Baldinger](#)
Subject: FW: The Courtyard at New Season's
Date: Friday, August 23, 2019 2:20:39 PM

Please see below, e-mail received from Mike Wojno

Wayne L. Wiethe, AICP
Director of Planning
City of Green, Ohio
1755 Town Park Blvd.
Green, Ohio 44232
330-896-6614

This message intended solely for use by recipients of the original message.

-----Original Message-----

From: Mike Wojno <mike.wojno@wojnodevelopment.com>
Sent: Thursday, August 22, 2019 3:52 PM
To: Wayne Wiethe <WWiethe@cityofgreen.org>
Cc: Matt Schmahl <matthew.schmahl@gmail.com>; Michael Gallucci <mgallucci@rdamanagement.com>; Nino Ciraldo <nciraldo@gablesinc.com>; Todd Scott <tscott@charishomes.com>; Glenna Wilson <gwilson@charishomes.com>
Subject: The Courtyard at New Season's

Dear Green City Council, (c/o Wayne Wiethe)

While we have presented to zoning (approved unanimously) and you the above named project; I thought it important to set some records straight as to information on this community:

1-It is a fee simple villa project-NOT an apartment community. Each land owner will pay into an HOA to maintain streets and landscaping. The City will not be burdened with any maintenance nor additional infrastructure burden.

2-The demand for 'right sized' villa product is clearly unmet in Green. We have significant demand indicators from local residents that this type of product is lacking and desirable.

3-While the community is not age restricted, the demand generators show a need for empty nester and housing for young professionals. Single floor construction without basements will not attract school aged families. Our \$25m+ investment will generate significant (estimated >\$250,000 year) support for the schools, with little or no stress put upon the school system infrastructure.

4-The current property is unkempt and 'houses' an unsightly car repair and part time greenhouse that is in disrepair. Drainage is unplanned and currently problematic without a property plan. New Seasons will have a comprehensive grading, landscaping and street improvement plan that will set a new tone for this neighborhood and create sustainable value for the residents of Green.

5-The developer has > 40 years in the business and > 25 years in Green-never failing to finish a project. Additionally, I am planning to move into New Season's as a resident and that, in itself, is a testimonial to 'seeing the development through to succeed'. Our partners, Charis Homes and Epcon Communities, are award winning and proven entities which I hardily endorse and support.

Green has a unique opportunity to balance its growth; and this project will reinforce good design, best land use and set a tone for future balanced growth in this and other areas in Green.

I look forward to continue working with you to see this project AND Green succeed!
Please feel free to contact me before the 27th with any other questions or concerns!

Best,

Mike Wojno 330-697-0853

Sent from my iPhone