

## Camden Ridge Q&A Meeting

<b>Date &amp; Time</b>	Tuesday, April 23, 2024 @ 6:30pm CST
<b>Location</b>	Camden Ridge Pavilion
<b>Speakers</b>	Beth Witten, Auburn City Council Ward 3 Megan Crouch, Auburn City Manager Blake Rice, Barrett-Simpson developer for Old Samford Katherine Welch, Barrett-Simpson engineer for Old Samford Frank Plan, Stone Martin Builders
<b>Topic</b>	<b>Notes</b>
<b>Opening Remarks</b>	<ul style="list-style-type: none"> <li>Meeting began at 6:30pm</li> <li>Beth introduced the speakers and began addressing questions that had been shared ahead of the meeting.</li> <li>Megan advised she would share documents with the HOA to be dispersed to the neighborhood.</li> </ul>
<b>Plans for Donahue Rd</b>	<ul style="list-style-type: none"> <li>Donahue Dr will be widened, and the City Council recently approved an engineering/design contract for the section between Shug Jordan and the Saugahatchee Bridge/Miracle Rd.</li> <li>Regardless of if the new high school is approved or not (which is a decision for the school board), Donahue Dr will be widened to 4 lanes with some additional lanes for turning.</li> <li>The Saugahatchee bridge was designed to accommodate 4 lanes so the bridge will not be closed during the widening efforts.</li> <li>There will also be a 10-foot multi-use path built along Donahue Dr for walking, bicycles, etc.</li> <li>By summer of 2025, the City expects to be out to bidding for the widening project for the Shug to Miracle Rd section.</li> <li>By the end of the decade, Donahue Dr widening should be complete all the way to Farmville Rd.</li> <li>Woodward Oaks is growing and expanding, and in time, there will be a traffic signal installed at their entrance at James Burt Parkway/Donahue Dr.</li> <li>Farmville Rd will also be widened but that will come after and is dependent on the Preserve and Old Samford developments.</li> <li>The City is also working towards installing turning lanes off of Farmville Rd onto Donahue Dr but they must get right of ways with both The Highlands subdivision and Tom Hayley.</li> <li>Yarborough Farms Blvd. will eventually cross over Donahue Dr., go East, and connect to College St. This will go through the new school area.</li> </ul>
<b>Flashing Light for Woodland Pines School Zone</b>	<ul style="list-style-type: none"> <li>Auburn City Schools is in control of this and must request the light.</li> <li>They officially requested the flashing lights in December 2023 and the City is hopeful that it's installed before the new school year starts.</li> <li>Once the lights are delivered, the City will install.</li> </ul>
<b>Traffic Signals – Smart Light Technology</b>	<ul style="list-style-type: none"> <li>A question was raised regarding traffic lights that remain green when no traffic is in sight, resulting in vehicles sitting at red lights for long periods of time.</li> <li>The City advised that most of our traffic signals have smart technology but things do happen so we're encouraged to use the Auburn FixIt app. If we don't report issues, they sometimes are unaware.</li> <li>Many intersections have set 'peak' times but those are adjusted during summer.</li> </ul>

<p><b>Old Samford – Main Entrance</b></p>	<ul style="list-style-type: none"> <li>• At the end of Phase 1 development (that is currently happening) but before homes are to be built, there will be a right and left turning lane installed at Keystone Dr/Mrs. James Rd. This will be part of the upcoming Mrs. James widening effort.</li> <li>• Phase 2 will see a main entrance to Old Samford off Mrs. James Rd (about 300-400 yards past the 2 homes that currently sit to the left alone). This will be another widening effort.</li> <li>• Old Samford is contributing money on a per lot basis towards the full widening project for Mrs. James and there will be turning lanes at both Keyston and the Old Samford main entrance.</li> </ul>
<p><b>Old Samford – Construction Entrance</b></p>	<ul style="list-style-type: none"> <li>• Heavy construction was needed to get Phase 1 moving along, and</li> <li>• The City staff tasked the developers with looking into a dedicated construction access straight from Mrs. James Rd. The City staff, developers and engineers have looked into this and the topography off Mrs. James Rd down to the worksite doesn't allow for this without knocking down more of the buffer that remains.</li> <li>• There was 1 location that could be considered but it would require the construction entrance to come right up to the backyard property line of the first home on the right of Keystone Dr. This would not allow heavy trucks and machinery to get down to the worksite, only passenger cars would be able to use it.</li> <li>• A homeowner near the current construction entrance mentioned workers arriving before 7am (closer to 6:30am) and the fact that we have multiple bus stops down Keystone Dr and the number of children walking to bus stops. The cars are speeding, huge trucks coming through, and her concern is the safety of children. The developer asked that if we see someone coming through in a dangerous manner, take video and send it to the council person and they will rectify.</li> <li>• For the short term, they will need to continue bringing in equipment because before the first home is built, they will have additional construction further west down Mrs. James Rd and they will have direct access out to Mrs. James Rd. Once that occurs, the connecting roads from Camden Ridge to Old Samford will become paved and homes being built.</li> <li>• A homeowner asked if construction workers could be asked to not park in front of their homes all day, every day. The developer advised there was a dedicated construction parking area made of dirt/gravel, but it appears to have been washed away or covered up. They will get that put that back in place, so workers have a place to park.</li> <li>• Phase 2 construction drawing plans are with the City and the developers hope to see those approved in the next couple of weeks. A question was asked regarding timeline and the developer advised if they can break ground in the next month, we're looking at 4-5 months for the new construction entrance. Stone Martin representative advised they will be working with the construction crews to direct them to the new entrance.</li> </ul>
<p><b>Old Samford – General Info</b></p>	<ul style="list-style-type: none"> <li>• Question was asked from a homeowner on Armistead Ln, and they wanted to know what all is going to be built. The developer advised that where trees currently stand, there will be no more construction and that area will remain standing timber. He advised they made a big loop off Shadowbend Ln back to Armistead/Wingfield Crossing. The homes being built behind Armistead Ln on the north end will be front loaded (garage in front). The homes being built on the south end will match homes currently built in Camden South (Keystone Dr and Scarsboro Ln extensions and Garrett Ln) and those will extend up to the new main entrance on Mrs. James Rd.</li> <li>• Question was asked about culvert/retention pond. Homeowner stated it was cleared out a while back, and they installed a huge light which shines at night into her bedroom – the developer said he would look at that. They graded, put grass seeds and now lots of snakes are present. The developer advised that would begin to be maintained shortly. The pond collects sediment from construction, and it must be cleaned out. That's what recently occurred, and they must allow the seeds time to vegetate and now, it will be maintained.</li> <li>• Question was asked about how many homes would be built: <ul style="list-style-type: none"> <li>○ 1552 total homes over 15 to 17-year plan; only 140 max allowed to be built a year per the City's approval. There will be a greater variety of home types: <ul style="list-style-type: none"> <li>▪ Large custom lots in phase 2 and will be right of way graded only which means the entire lot is not graded so trees and such will remain wooded.</li> </ul> </li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>▪ Central area will have higher density homes such as town homes and rear loaded homes (like on Armistead where there's an alleyway behind homes)</li> </ul> </li> <li>○ Old Samford is a true master plan community with several amenities and features other than just homesites. Amenities to include:           <ul style="list-style-type: none"> <li>▪ Connectivity for the City.</li> <li>▪ Enhanced utilities.</li> <li>▪ Downtown area in the center that will be neighborhood commercial development. Vision is an area where homeowners can stay nearby to grab a bite to eat or see a family doctor/dentist. They want it to have a healthcare direction and maybe have local physicians or health club.</li> <li>▪ Playground, park, and pools will also be available to homeowners.</li> </ul> </li> <li>○ On the southside, there will be improvements to the blue and green waterways. Two Blueway kayak access points and open to the public.</li> <li>○ There is a lot of water on this property and the goal is not to touch the flood zone areas and have pockets of greenspace and trails throughout Old Samford.</li> </ul> </li> <li>• Question was asked about 3 entry points into Camden Ridge and the developer advised Shadowbend Ln, Kennesaw Ln and Wingfield Crossing and eventually Keystone Dr (at the top of Camden South) will be opened up and continue into Old Samford.</li> <li>• Concerns about higher traffic and speeding in Camden Ridge. The City advised they always promote connectivity. Eventually, Mrs. James Rd will connect to Richland Rd and we will be able to drive through Old Samford to access these new roadways.</li> <li>• The City mentioned that we may request traffic calming studies. Homeowner mentioned that we've had a couple down Keystone Dr and they've been unsuccessful, so what is needed to make them successful. The City advised having higher traffic will help. We also need 65% of the impacted homeowners to sign off and approved traffic calming devices.       <ul style="list-style-type: none"> <li>○ Jason, HOA President, asked if we could as an HOA have additional stop signs installed to create 4-way stops. The developer advised that stop signs and speed bumps/tables are treated the same. Old Samford design petitioned the engineers about adding stop signs and they were turned down. Since the traffic studies didn't show a need for speed bumps/tables, the stop sign request was also declined.</li> </ul> </li> <li>• Question was asked about a potential new school based on the original meeting 6-7 years ago. The City advised Old Samford does have a site for a potential school off Mrs. James Rd. City Council is pushing for a park to be built there in meantime and if Auburn City School system determines a new school is needed, the park could become part of its playground.</li> </ul>
<p><b>Miscellaneous Items</b></p>	<ul style="list-style-type: none"> <li>• New high school is not on 2027-2028 timeline, and if approved, it will be later.</li> <li>• Speed limits are managed by the state.</li> <li>• Connectivity does help with 911, and if responders don't have to go all around the community and instead can drive through a connecting street.</li> <li>• Another bridge will be needed over Saugahatchee Creek between Mrs. James Rd and Richland Rd but this will be completed as part of new development and not impact traffic.</li> <li>• Fix-it App is the best place to log issues.</li> </ul>
<p><b>Closing</b></p>	<ul style="list-style-type: none"> <li>• City Council did mention that additional information will be shared with the HOA to pass along to homeowners.</li> <li>• E-notifier and Fix-It app are the best ways to stay informed and reach out to the City.</li> <li>• Meeting adjourned at 7:35pm</li> </ul>
<p><b>Need to reach us?</b></p>	<ul style="list-style-type: none"> <li>• Our website: <a href="http://www.camdenridgeauburn.org">www.camdenridgeauburn.org</a> is a public site and a login is only required to review financial reports and meeting notes.</li> <li>• Questions about membership dues or pool key cards, please send an email to: <a href="mailto:management@camdenridgeauburn.org">management@camdenridgeauburn.org</a></li> <li>• Like us to review security footage at the pavilion/pools area, please send an email with date and time of incident to: <a href="mailto:camdenridgepool@gmail.com">camdenridgepool@gmail.com</a></li> </ul>