

Wingfield Springs Preservation Group Community Meeting 4/28/26

1. Tom Ciesynski welcomed everyone, he talked about the effect of how the community engagement has impacted this development. City officials have listened, the Wingfield Springs HOA hired an attorney, and our mission is to unite the residents. We want to keep the character of our community – this is not a golf course issue; it is a community issue. The City Staff appreciated the questions put forth by the community in a calm and professional manner.
2. Tom introduced Charlene Bybee, Adam Mayberry, Sean McCaffery, Tracy Thompson, Diana Mackey, Wendi Rawson, Wes Duncan, Neil Schwartz and Clara Andriola and thanked them for attending the meeting to hear what their voters feel about this proposed development.
3. Where are we in the process: There has been no approval, the staff presented the developer with 21 pages of issues to be addressed and as of the date of this meeting, no answers have been submitted. If the developer makes the May 7 deadline for said items of concern, it is possible that the vote can make it for the June 18 Planning Commission Meeting, provided that the City Staff has no further questions arising from the developers' answers/studies.
4. Tom briefly outlined the concerns the City Staff brought to the developer: Traffic, sewer capacity, sewer main, removal of man-made lakes on 3, 4, 6, 7 and 12 which alter flood mitigation, open space, land use, and wetlands. This project has been deemed to be one of Regional Significance and therefore will need to be presented to Truckee Meadows Regional Board at some point in the process.
5. Brian discussed that this will most likely be a long, frustrating process but the turnout of our residents at meetings like this gives the core group fuel to keep going. It is NOT A DONE DEAL – we can't afford to talk that way because it creates apathy and we are in this for the long haul.
6. The developer meeting is currently scheduled for May 13 at Proctor Hug High School. Both meetings, Foothills and Wingfield Springs, will be held back-to-back at that location. The developer is required to notify residents residing within 750 feet of the project and we will blast it out to everyone as soon as the notifications have been confirmed.
7. We do not know if the developer will allow questions – they should present the project so the community can understand their plan – since they only allowed 45 minutes for each meeting, there may not be much time for questions.
8. Honestly, what questions do we as a community think would change the developer's mind – what can the developer say to change our mind about this project – nothing really. If you have a bank of words, where do you think they are better spent? They are better spent with our elected officials, the City Council, the Planning Commission, the Truckee Regional Board, Our Mayor. That has more effect than speaking to the developer.
9. We have 11 HOA's that represent the entirety of Wingfield Springs. The Wingfield Springs HOA represents approximately 2200 of those homes. For those residents who do not reside within that HOA, there is a way for you to contribute to the legal defense. A check can be made payable to Wingfield Springs Community Association and sent to the management company at 4894 Sparks Blvd, Suite 106, Sparks 89436. Those funds will be deposited into the Wingfield Springs Community Association operating account and applied to legal funds. Funds are non-refundable once contributed. The association is not a 501(c)(3) so donations are not tax deductible,
10. Brian dispelled the rumors about having Buyers for the Course. Number one, the Course is not for sale. Number 2, there are no buyers.

11. Brian explained to the residents that the Wingfield Springs HOA is looking at all options from their operating budget to fund the legal defense. Once they have met and determined their path, there will be a public meeting for the residents of said HOA.
12. Micki spoke about what we still need from residents – we have approximately 1000 emails – talk to your neighbors, if they want to receive emails have them send an email to WingfieldSPG@gmail.com and they will be added to the distribution list.
13. We need people willing to do a 3-minute talk in front of the City Council and the Planning Commission about the value we place on the life we live in Wingfield Springs. By doing the talk, it becomes part of the public record. Once the vote from the Planning Commission takes place, no more items will be added to the public record.
14. The Preservation Group has started doing a weekly newsletter – it comes out on Mondays, and we will provide you with any updates we know factually.
15. Mark walked people through the website showing how to navigate. There is a wealth of information on the website, and it is user friendly.
16. Mark showed residents how they can navigate the pre-set letters if they are not comfortable writing one on their own.
17. Tom closed the meeting, thanked everyone for their attendance and encouraged us to stay strong as a community in our efforts to stop this development.
18. Kim did request that we “older generation residents” speak with our younger families to try and get them involved – this is for their future.
19. WE HOPE TO SEE EVERYONE AT THE DEVELOPER MEETING AT HUG HIGH SCHOOL MAY 13 – TIMES TO BE DETERMINED