

July 1, 2022

Neighborhood Meeting date: June 30th, 2022 4 pm via Zoom

See attached letter and list of addresses letter was mailed to on June 21st, 2022

Attendees:

Jim Voelker, President of existing Townhome HOA, 819 Federal Hall Lane

Terry Friesland, 819 Federal Hall Lane

Tonya Graf, 833 Federal Hall Lane

Becky Myers, HOA manager for townhouses and VF 2D

Clifton Tew, 812 Federal Hall Lane

Neighborhood Meeting notes:

We had a great neighborhood meeting. Amanda Williams and Bob Woodard attended the meeting on behalf of the developer and home builder. The following concerns were brought up by the neighbors:

1. Low Water pressure concern- currently the existing townhomes have water pressure. There is concern if the new townhomes will have a negative effect on the water pressure of the existing townhomes.
2. Access into the new development- location of the gate was discussed. There seemed to be consensus from the group that Vernon Farms Blvd would be the best access point since the "hump" on Kernersville Road would be dangerous for vehicles trying to make a left turn onto Kernersville Road from Townsend Road.
3. What will the final grade of the new townhome development be in comparison to the existing townhome development- the developer shared with them that we did not have final grading plans but that a balanced site was the goal. There would be no need to have substantial cut without having somewhere to fill.
4. Landscaping between the existing townhome community and the proposed townhome community- a 15 type II buffer is proposed on the plan. Everyone seemed satisfied with that.
5. Would the new townhome community have access to the existing amenities at Vernon Farms? No they would not. They would their own separate HOA and no access to the existing amenities.
6. Time frame for site work and home completion- it was shared with the neighbors that more than likely site work may not start until 2023.

7. Marketing of the townhomes, what would be communicated and who would they be marketed to- Bob shared that they would make sure that it was well known that this community would not be part of the existing HOA and would not have access to any of the existing amenities. Bob also mentioned they would be looking to target first time home buyers looking to get into the market. He did have any interest selling to institutional buyers.
8. Broken sidewalk along Vernon Farms Boulevard- HOA manager asked for the information where and said she would address.
9. Maintenance of the existing berm along Vernon Farms Boulevard that borders the proposed development- Bob agreed that the new Townhome HOA should maintain that berm on the right hand side of Vernon Farms Boulevard along the proposed property line. He also stated that once the HOA got set up that he would make sure they had a line item to help with their pro rata share of the front entrance statement on Kernersville Road.

Overall everyone left the meeting feeling good and Amanda promised to follow up on the location of the gate once she talked to the engineer.

Submitted respectfully,

Amanda Williams

BSC Holdings, Inc.

P.O. Box 16168
High Point, North Carolina 27261

Phone: 336-292-9010
Fax: 336-632-0207

June 20, 2022

Dear Neighbors,

We own the property located at 4015 Kernersville Road. Our plan is to develop a townhouse development consisting of 53 townhomes for our sister company, Royal Homes of North Carolina. We developed the newest section of Vernon Farms for Royal Homes of North Carolina where they are actively building and selling today. We believe this development will be a complementary addition to the neighborhood. I have attached a copy of our site plan that was submitted in our rezoning package for your viewing.

We have filed for rezoning with The Winston Salem/Forsyth County Planning Department and will be heard at the July 14th Planning Board Meeting. We have requested Conditional Use- Residential Multifamily 12 (CU RM-12). The rezoning will be conditioned on the site plan submitted with the rezoning package and included as an attachment to this letter.

We will be hosting a Zoom call for our neighborhood meeting on June 30th, 2022 at 4 pm. If you would like us to email you the invite to the meeting, please contact our office at (336) 292- 9010 and request a meeting invite. Please make sure to leave your email address, phone number, and name with the individual that answers your call.

We look forward to speaking with you on Thursday June 30th at 4 pm to provide more information on our development and answer any questions you may have.

Sincerely,



Amanda Williams

Name	Street Address	City/Zip
Vernon Farms Villas & Townhomes Assn Inc	556 Arbor Hill RD, STE L	Kernersville NC 27284
SPILLMAN DAVID M	4016 Kernersville Rd	Winston Salem NC 27107
Washam David O	113 Townsend Dr	Winston Salem NC 27107
PARTRIDGE CHELSYE	789 POPES CREEK RD	WINSTON-SALEM NC 27284
HAYES TAYLOR RAE	729 POPES CREEK RD	KERNERSVILLE NC 27284
Tew Clifton Paul	812 Federal Hall LN	KERNERSVILLE NC 27284
VERNON FARMS VILLAS AND TOWNHOMES ASSOCIATION INC	1842 BANKING STREET	GREENSBORO NC 27408
Justice Kathy D	4057 Kernersville Rd	Winston Salem NC 27107
PEAK PROPERTIES HOLDINGS LLC	14-A OAK BRANCH DRIVE	GREENSBORO NC 27407
Sepulveda Ramiro	101 Lorraine Dr	Winston Salem NC 27107
COCO KRISTIN C	4379 BASTILLE DRIVE	KERNERSVILLE ND 27284
Walters Tiffany Sanvette	457 Roller Mill Dr	Lewisville NC 27023
VERNON FARMS VILLAS AND TOWNHOMES ASSOCIATION INC	PO BOX 4408	GREENSBORO NC 27404
BURTON AMY DENISE	856 FEDERAL HALL LN	WINSTON SALEM NC 27284
MCGHEE RENEE	757 Popes Creek Rd	Kernersville NC 27284
ALVARO CHRISTOPHER R	896 Federal Hall Ln	Kernersville NC 27284
Ward Gary A	881 Federal Hall LN	KERNERSVILLE NC 27284
FULLER DAVID L	110 Cedar Breeze Ct	Kernersville NC 27284
Plum Christopher A	5639 Regents Park Rd	Kernersville NC 27284
Milner Clarence W	1590 Mae Trappe Rd	Winston Salem NC 27107
Friesland Terry Lee	819 Federal Hall Ln	Kernersville NC 27284
AVHS NC I LLC	16810 KENTON DR SUITE 180	HUNTERSVILLE NC 28078
KA NGOAN	824 FEDERAL HALL LN	WINSTON-SALEM NC 27284
Randall L Hinton Revocable Trust	144 Corbin ST	Winston-Salem NC 27107
Wiedder Brenda Jane	4371 Bastille Dr	Kernersville NC 27284
RICHMAN RACHEL MARIA	4324 BASTILLE DR	KERNERSVILLE NC 27284
Cefaratti Julie S	741 Popes Creek Rd	Kernersville NC 27284
Powell Zachary David	4355 Bastille Dr	Kernersville NC 27284
DAVIS LESTER	3966 Kernersville Rd	Kernersville NC 27284
Graf Tonia	833 Federal Hall LN	Winston Salem NC 27107
LYONS NICHOLAS J	832 FEDERAL HALL LN	KERNERSVILLE NC 27284
Justice Kathy C	4057 Kernersville Rd	Winston Salem NC 27107
Witter George Stuart	130 Townsend Ridge Dr	Winston Salem NC 27107

Patterson Vf Holdings Llc	PO BOX 597	Burlington NC 27216
DUDAS THOMAS	745 POPES CREEK RD	KERNERSVILLE NC 27284
BERNAL JOSE REFUGIO LEON	3922 Kernersville Rd	Winston Salem NC 27107
Carpenter Dekina	769 Popes Creek Rd	Kernersville NC 27284
BUSCH REBECCA SUE	154 Corbin St	Winston Salem NC 27107
MCDONOUGH JILL C	125 Townsend Dr	Winston Salem NC 27107
Brady David Scott	105 Louella Dr	Winston Salem NC 27107
SIMON BOBBIE ETHEL	804 Federal Hall Ln	Kernersville NC 27284
Beeson Susan Carol	116 Townsend Dr	Winston Salem NC 27107
Coxie Enterprise Llc	3045 Old Us 421 E HWY	Yadkinville NC 27055
Smith Bradley E	138 Corbin St	Winston Salem NC 27107
Rivera Ana L	4315 Bastille Dr	Kernersville NC 27284
HOLLAND EDNA	136 CORBIN ST	WINSTON-SALEM NC 27107
Camp Robert D	4363 Bastille Dr	Kernersville NC 27284
TODD ALEXANDRIA J	837 Federal Hall Ln	Kernersville NC 27284
Whittington Tony Douglas	120 Townsend Ridge Dr	Winston Salem NC 27107
SHIMABUKURO JOY	135 TOWNSEND RIDGE DR	WINSTON-SALEM NC 27107
SIEGAL BARRY S	4425 MONUMENT TRACE STE 107	GREENSBORO NC 27409
EDMONDS SHANIKA JOYNER	852 Federal Hall Ln	Kernersville NC 27284
So Tsz Yin	2325 Alderbrook Dr	High Point NC 27265
BREEN JIMMY R	761 POPES CREEK RD	WINSTON-SALEM NC 27284
Noack Mary A	765 Popes Creek Rd	Kernersville NC 27284
Rouse Tinisha M	811 Federal Hall LN	Kernersville NC 27284
RODRIGUEZ ANABEL MARTINEZ	869 FEDERAL HALL LN	WINSTON-SALEM NC 27284
Azzarello Jonathan D	3921 Kernersville Rd	Winston Salem NC 27107
PULLEY LONNIE C	816 Federal Hall Ln	Kernersville NC 27284
BAGLEY KENDRA A	733 POPES CREEK RD	KERNERSVILLE NC 27284
ELMAHY MELISSA ELLEN	139 LORRAINE DR	WINSTON SALEM NC 27107
Moore Paul R	4387 Bastille Dr	Kernersville NC 27284
Tellez Jose Felipe	4050 Kernersville Rd	Winston Salem NC 27107
AVHS NC I LLC	16810 KENTON DR SUITE 180	HUNTERSVILLE NC 28078
Pickeral J Lance	885 Federal Hall LN	KERNERSVILLE NC 27284
Vargas Eduardo	122 Lorraine Dr	Winston Salem NC 27107
Kamradt Bruce H	125 Townsend Ridge Dr	Winston Salem NC 27107

Green Kandace N	777 Popes Creek Rd	Kernersville NC 27284
FLAKE ANDREW	3925 KERNERSVILLE RD	WINSTON SALEM NC 27107
VAUGERT CHRISTOPHER SHANNON	823 Federal Hall Ln	Kernersville NC 27284
CHIDSEY GRAELIN	5212 Cherrywood Ct	Raleigh NC 27609
Vernon Farms Villas & Townhomes Assn Inc	556 Arbor Hill RD, STE L	Kernersville NC 27284
WILLS SHERRY M	872 Federal Hall Ln	Kernersville NC 27284
NICHOLS HOPE	4005 Corbin Ct	Winston Salem NC 27107
VOYLES JEREMY	4332 BASTILLE DR	WINSTON SALEM NC 27284
BASKETT CANDACE	4748 SHARPSTONE LANE	RALEIGH NC 27615
Stewart Lea Ellen	749 Popes Creek RD	Kernersville NC 27284
Lefevre Kimberly	136 Townsend Ridge Dr	Winston Salem NC 27107
NGUYEN TRUONG VAN	829 Federal Hall Ln	Kernersville NC 27284
JOHNSON NOLAN	889 Federal Hall Ln	Kernersville NC 27284
PHILLIPS STEPHEN ERIC	4018 KERNERSVILLE RD	WINSTON SALEM NC 27107
MELLO BENJAMIN E	118 Townsend Dr	Winston Salem NC 27107
Vernon Farms Villas & Townhomes Assn Inc	556 Arbor Hill RD, STE L	Kernersville NC 27284
Sepulveda Ramiro	101 Lorraine Dr	Winston Salem NC 27107
LITTLE SEAN ALEXANDER	4054 Kernersville Rd	Winston Salem NC 27107
ROBERTS CHRISTINA A	4154 BECCA LN	KERNERSVILLE NC 27284
WOODWARD KATHRYN NORKUS	4340 BASTILLE DR	WINSTON SALEM NC 27284
Reich Rodney Earle	111 Townsend Dr	Winston Salem NC 27107
AMIN BIRVA	840 Federal Hall Ln	Kernersville NC 27284
Reavis William R	753 Popes Creek RD	Kernersville NC 27284
Chow Koon Ping	2325 Alderbrook Dr	High Point NC 27265
CECIL SHELBY L	781 POPE'S CREEK RD	KERNERSVILLE NC 27284
Cathcart Danny R	4020 Kernersville Rd	Winston Salem NC 27107
MARTINIUK JANICE	815 Federal Hall Ln	Kernersville NC 27284
Vernon Farms Villas & Townhomes Assn Inc	556 Arbor Hill RD, STE L	Kernersville NC 27284
VERNON FARMS HOMEOWNERS ASSOCIATION INC	PO BOX 4408	GREENSBORO NC 27404
Bedja Wassila	737 Popes Creek Rd	Kernersville NC 27284
Simmons Ida	3828 EDGEWOOD TERRACE DR	GREENSBORO NC 27406
CARTER STEVEN G	4395 Bastille Dr	Kernersville NC 27284
GUY MARCELLA	892 Federal Hall Ln	Kernersville NC 27284
Hill Alton	4060 Kernersville Rd	Winston Salem NC 27107

LOGIE DENE ELLER	198 JUNIPER CIR	ADVANCE NC 27006
Slate Rebecca T Ely	4058 Kernersville Rd	Winston Salem NC 27107
Justice Kathy C	4057 Kernersville Rd	Winston Salem NC 27107
JUSTICE KATHY CROOKS	4057 KERNERSVILLE RD	WINSTON SALEM NC 27107
LITTLE AMY N	836 Federal Hall Ln	Kernersville NC 27284
Armani Tammy L	2020 Lonesome Dove DR	Franklinton NC 27525
MARTIN JAMILA DALTON	1008 Broadcreek Dr	Fuquay Varina NC 27526
Allen Richella E	773 Popes Creek Rd	Kernersville NC 27284
BECHTOLD DONALD	841 Lisa Run Ct	Kernersville NC 27284
HAVENS TAMMY A	4347 Bastille Dr	Kernersville NC 27284
Taylor Charles E	4010 Corbin Ct	Winston Salem NC 27107
Caruna Real Estate Llc	2638 Williard Dairy RD, STE 108	HIGH POINT NC 27265
Lewis Doris M	150 Lorraine Dr	Winston Salem NC 27107
SCALES STEVEN BAXTON	4148 BECCA LN	WINSTON-SALEM NC 27284
QUEZADA HUGO ARMANDO	860 Federal Hall Ln	Kernersville NC 27284
HINCHER JOHN ALVIN	4371 Bastille Dr	Kernersville NC 27284
Digitantomaso Jeffrey A	4010 Kernersville Rd	Winston Salem NC 27107
WILLIAMS LARA ASHLEY	841 FEDERAL HALL LN	KERNERSVILLE NC 27284
Motsinger Kathryn	2605 Antler Trl	Kernersville NC 27284
Barnes William L	127 Townsend Ridge Dr	Winston Salem NC 27107
ROBBINS CHRISTINE H	868 Federal Hall Ln	Kernersville NC 27284