

Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
10800 Midlothian Turnpike, Suite 305  
Richmond, VA 23235  
(804) 378-5000 Extension 222

April 11, 2016

Mr. Frank Thornton, Supervisor, Fairfield District  
Henrico County Board of Supervisors  
Via electronic mail to fairfield@henrico.us

RE: Zoning Case #: REZ2016-00002

Dear Supervisor Thornton:

We are writing to express our support of the River Mill zoning case #REZ2016-00002 which will be heard by the Henrico County Board of Supervisors on April 12, 2016. We, the Board of Directors for Magnolia Ridge at Virginia Center Property Owners Association, Inc ("Magnolia Ridge POA"), cannot speak to the individual opinions of the residents of the 415 homes in Magnolia Ridge, rather we represent the interest of the property owners association, a Virginia non-stock corporation.

Members of the Magnolia Ridge POA have had several opportunities to meet with HHHunt regarding the proposed River Mill community. The first opportunity was on January 12, 2016 at a Board meeting noticed to the community and then again at the greater community meeting on February 17, 2016, notice of which was posted to our community Facebook page, our normal method of communication.

Additionally, HHHunt representatives hosted a meeting with the residents of Peterfield Lane and Atkins Grove Court to discuss ways to lessen the impact of the Woodman Rd. Extension for those closest to this new road. That meeting was collaborative and resulted in a productive dialogue where mitigation strategies, such as a fence provided by HHHunt Communities, were discussed and subsequently agreed upon.

Based on our discussions and after careful review of the plans submitted and the proffered conditions offered by HHHunt, we are confident that the River Mill community will be an asset to the neighborhood and will not only help revitalize the Route 1 corridor, but will also enhance the residential communities in the area.

We appreciate that there may still be individual concerns within the community but, as a Board, feel that this rezoning provides benefit to our property owners association and to our community. Therefore, we ask that you vote in favor of approval of the River Mill zoning application as submitted.

Sincerely,



Bernard Cordeau, Director



Dick Toskes, Director, Treasurer



John Heyel, Director, Secretary



Tim Parent, Director, President

Charles York, Director, Vice President

cc: Mr. R. J. Emerson, Jr., Director of Planning, Henrico County  
Mr. Seth Humphreys, County Planner IV, Henrico County  
Ms. Kim B. Kacani, Sr. Vice President, HHHunt Communities



Tim Parent <timbparent@gmail.com>

---

## HHunt Letter

Charles York <cyork3202@gmail.com>  
To: Tim Parent <timbparent@gmail.com>

Thu, Apr 7, 2016 at 9:32 PM

I will not be at the April 2016 Association meeting but would like to communicate my support and agreement with the letter to HHunt.

Charles York