

Feedback: Our readers speak out

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The question: Do you support infill projects such as condos?

The answers:

My wife and I live at 6041 Illinois Ave., in Orangevale. I am offended by Ron Potts' letter (March 1) implying that we are selling to a greedy developer. Our buyer's name is Marty Maskall. She and the other families in her group have risked a great deal of their retirement money to fund Sycamore Village. They want to create a different lifestyle, one where residents know and care about one another like a "band of brothers."

They are committed to the environment, with energy- efficient homes, gardens and green space, and they plan to help make Orangevale an even better community. I believe there is no other area available in Orangevale that fits as well as our property. Sycamore Village is a walkable project. Within no more than 1,000 feet, there is a health fitness club, Sutter medical clinic, beauty salon, medical lab, dental office, garage, service station, two restaurants, grocery store and drugstore. Believe me, these owners will walk and not drive. My property is in the Greenback commercial corridor and only 670 feet from the bus stop. Sycamore Village will be a big plus for Orangevale Colony.

As to the neighbors' concerns, the Sycamore Village homes are high quality, more than some custom homes, \$350 to \$400 per square foot. These will be owner-occupied homes. Orangevale, do not miss this opportunity for a well-planned and desirable village. My property is adjacent to commercial property on the north. On the south, Thelen Court has seven homes, where all but three of the homes are 8 to 10 feet higher than we are. The surrounding homes will not be able to see the Sycamore Village homes because of screening by trees. Marty and her group have worked hard to accommodate neighbors' preferences. Houses on the south side will be set back 80 feet from the property line. These homes will be presold before the village is constructed. The values of the surrounding homes will rise because these homes will cost \$600,000 for a 1,700-square-foot home.

As to my gripes, I moved here 37 years ago. I wanted to raise horses. I picked our property because the area was conducive to horses. Ranches surrounded my home, 5 acres on the west, 10 acres on the south, and there was 1-acre zoning in the master plan. No noise, no cars, no lights, how perfect. The zoning was changed 25 years ago to four homes per acre, so nothing is sacred. Ron Potts and his Thelen Court neighbors complain about rezoning, but their homes are on property that was rezoned to allow them to live there.

Well, now the area is no longer good for horses, and it's time for us to leave. I've had many developers wanting to buy my property for cluster homes, apartments, even senior housing. Other developers have offered more money than Marty's group can pay. I liked their village concept. Believe me, this is a great fit for Orangevale. In the near future, there is going to be a need for homes for the baby boomers looking to downsize. Where will they go?

-- Tony and Dorothy Recchia

Orangevale