

April 8, 2011

Dear Neighbors:

The proposed development of Stray Winds Farm has stirred up quite a bit of emotion. Most of us would prefer to see the farm's natural beauty remain untouched forever. The reality is that the new owners have the right to proceed with its development.

But all developments are not created equal. And while the lowest number of units may seem like the best solution, Stray Winds Area Neighbors ("SWAN") believes that folks should be armed with the facts to make informed decisions.

By working with the developer and the Township, SWAN achieved a compromise solution that includes adding additional units - a density bonus - in return for:

- Conservation of 45% of the farm as open space or 111 acres in Lower Paxton Township, and buffers on the Paxton Creek up to 150' on each side of the waterway.
- Construction of a 10 acre park and an 8,400' bike and pedestrian pathway for area residents which includes the preservation of the existing stands of trees along McIntosh and Crums Mill Roads.
- Age-restricted housing for 10% of all units constructed.
- The developer agreed not to seek condemnations for Hillsdale, Valley View, Woodcrest Roads and Woodcrest Circle which prevents through traffic in these neighborhoods.
- SWAN is aware that additional impacts will occur as a result of development. The developer agreed to spend \$1.8 million - and posted a bond - to address chronic traffic problems and contour already dangerous intersections at McIntosh and Crums Mill Roads as well as McIntosh and Colonial Roads. Private investment from the developer will result in needed road improvements that the Township cannot otherwise afford.

- Increased buffers for contiguous properties including 50' to 70' on Paxton Church Road from Crums Mill to Haven Croft. Additionally, due to concerns raised by neighbors in this area, the pricing point for the housing stock was negotiated and increased, making the new units comparable to the value in the surrounding neighborhoods

SWAN dedicated a considerable amount of time and effort over the last five years to help create a superior community and increase the tax base. The added value we gain from a density bonus; in our opinion, represents “smart growth.”

Whatever course is ultimately taken, we're still neighbors.

Please visit our web site at <http://www.straywinds.org/> to learn more about SWAN.

Sincerely,

Eric Epstein, Chairman

Enclosures