

RM Website: Greenwich Forest Association 6-27-07

Chuck Sullivan and Carter Willson of Renewing Montgomery (RM) met with members of the Greenwich Forest Citizens Association on Wednesday, June 27, 2007.

The Association is open to residents of 90 homes in a well-defined community. Most existing homes were originally built by a single builder and have a specific architectural style. Residents have measured every house and have drafted some volunteer design guidelines that include recommendations for reduced lot coverage and increased setbacks, although the Association at present has no authority to impose these guidelines. Residents have spent a lot of time establishing design preferences, and should be commended for their efforts.

Topics discussed in the meeting included:

- One size does not fit all. Residents understand the unique qualities of their contained community. They see their issues as specific to their community and do not suggest those issues apply to other communities.
- Residents want to maintain the character of the neighborhood even if doing so results in lower property values.
- In general, residents do not like most of the new homes being built in their community.
- Residents want new homes to be built to match the character of the neighborhood, not to suit the market or desires of new residents.
- The land was originally a forest and there are many old trees that are a priority to maintain, regardless of the impact on home improvements.
- Most Greenwich Forest homes are too expensive to be purchased as a teardown project.
- Residents recognize that legislation may have unintended consequences, and may not be a viable response to their issues.
- Residents want property owners and builders to consult with the Association before any design is completed.
- Residents view their community as a final destination, not a transitional place to live.
- RM explained the successful practices to improve the construction process that RM has identified to date

- Residents are much more interested in the final house design than in temporary disruptions that occur during construction.
- RM introduced www.renewingmontgomery.com as an information resource and encouraged all residents to participate in the discussion regarding regulations.
- Everyone agreed that regulations need to be clear and consistently applied.