

JAN 23 2020

To: City Of Shelbyville Plan Commission

Re: Isabella Farms Subdivision (Arbor Homes)

Date: January 23, 2020

During attendance of the Plan Commission meeting January 8, 2020 many concerns were expressed by residents of Rolling Ridge and Fountain Lake Subdivisions. Many were directed at the type and quantity of the homes and similarities to Highpoint and Twin Lakes Subdivisions.

The Arbor homes representative was unable to name similar Arbor Homes developments. He indicated the number of bad reviews is minimal compared to good reviews. He also indicated you can't please everyone.

Concerning similar additions however, someone from Arbor Homes provided the names of 3 similar Arbor Homes developments. One of these is located in Franklin on Hurricane Road. We took a short drive to look at this neighborhood and I would like to suggest each of you do the same. As for the reviews I agree you probably get more people complaining publicly than providing pats on the back. However if you google arbor homes reviews, pick any of the web listings I am pretty sure you will find an overwhelming majority are complaints. Most are directed at the warranty process. The complaints range from nail pops in drywall very common, grass won't grow due to the construction scrap buried in the lawn, paint issues on the outside (this is obvious during a drive through), faulty flooring installation etc. A very common complaint is the project managers change frequently and many don't respond to complaints, and contractors never show up for the repairs.

In case you don't have the opportunity to visit please look at the included pictures and ask yourself a couple of simple questions. Is this what I want in my back yard? Is it what I want for the good citizens of Shelbyville?

Thank You,

Denny Kincade

116 Rolling Ridge Road

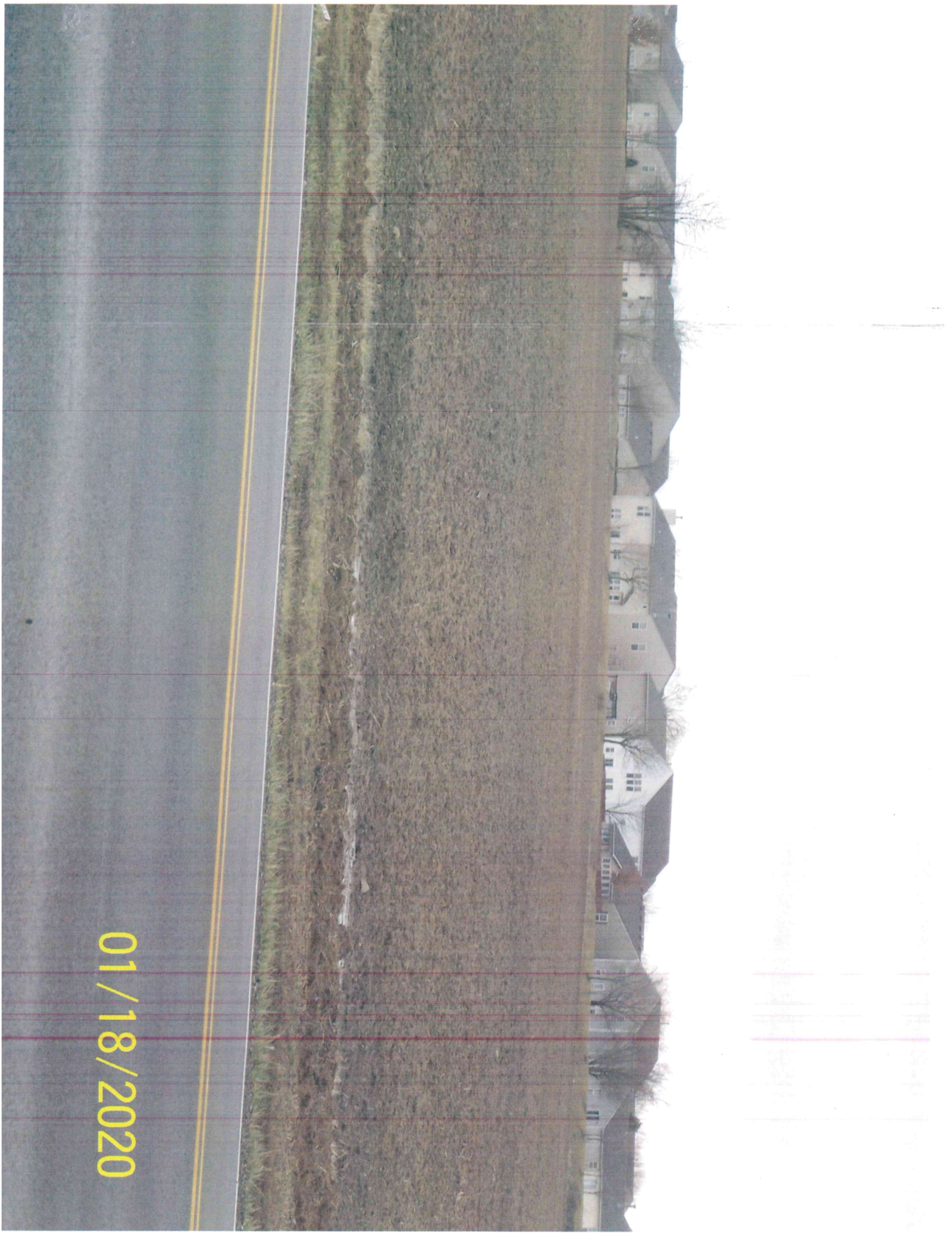
I first witnessed this issue on 12/14/19.
Still not repaired as of 1/18/20



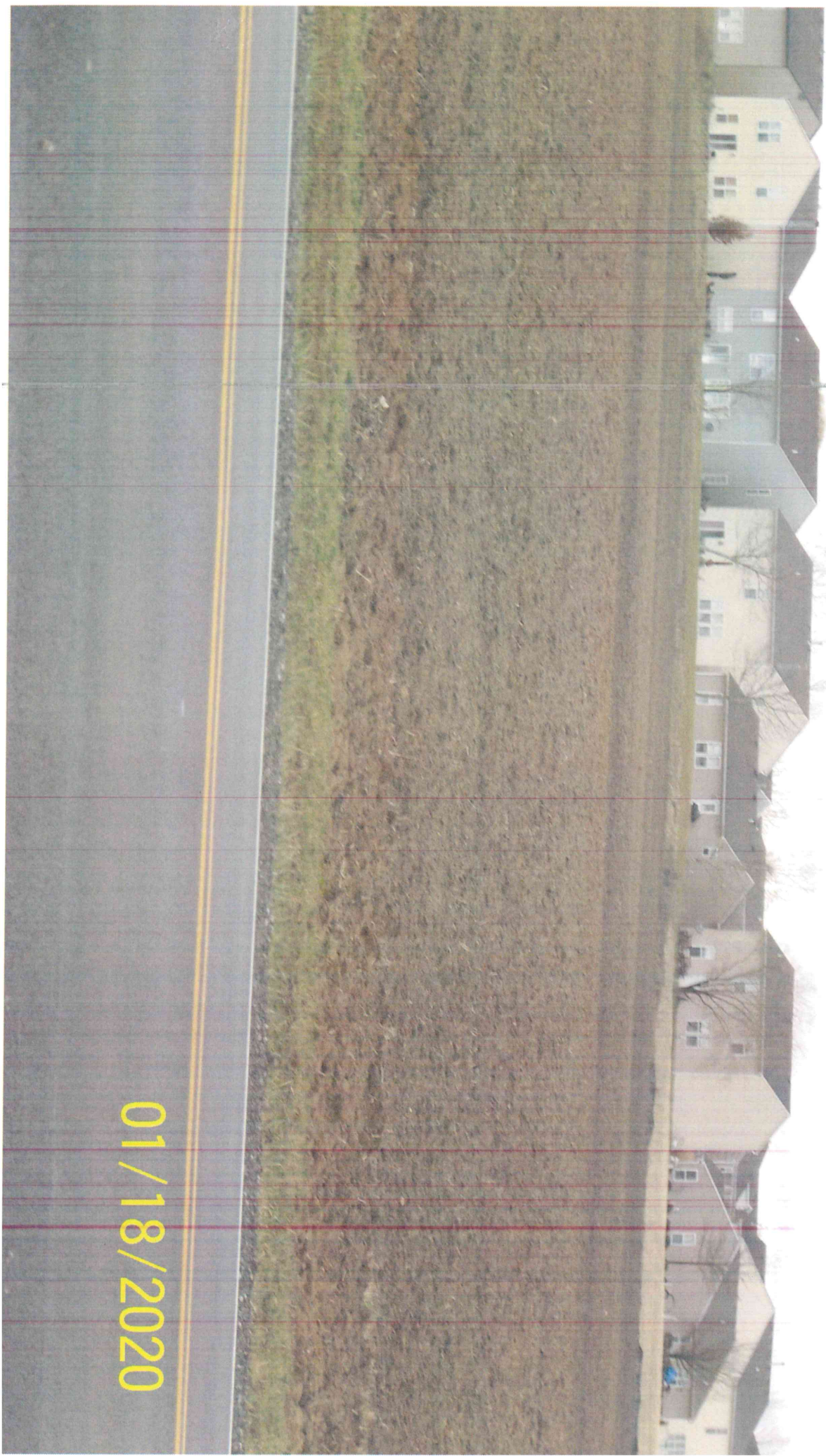
01/18/2020

Trim missing. This is a
different home.

01/18/2020



01/18/2020



01/18/2020