

LATE COMMENTS RECEIVED

Dear Ms. Hartman,

As a resident of the Vista Del Lago Homeowners Association (VDL), I am requesting that you reject the proposed business license for Mr. A. Ebright to operate a massage therapy business out of his residence at 3006 Aurora Court.

Our CC&Rs do not permit businesses that require clients to enter the VDL community. Allowing a commercial operation that brings non-residents onto our private property would disrupt the neighborhood and set a precedent for other home-based businesses with visiting clientele. This would inevitably increase both vehicle and foot traffic within our HOA.

The applicant's statement that "clients shall park along Lake View Drive" is speculative and unenforceable. Even if clients attempted to park there, the resulting foot traffic would still cross our private property. Parking in the area is already strained due to the number of homes and resident vehicles, and additional demand would worsen the situation.

Additionally, the notice provides no information regarding proposed operating hours, leaving the impression that the business may not be subject to meaningful regulation. This is not appropriate for a residential community.

For these reasons, I respectfully request that the proposed business license for 3006 Aurora Court be denied.

Sincerely,
John Caruso

cc: VDL HOA

Received Friday, April 3, 2026

I realize that the job of the zoning department is not an easy one. That being said, I hope that common sense will prevail and that the proposal to allow a commercial business to be established in a 100% residential development will be denied. As a owner of a home in Vista Del Lago for 37 years I've experienced many changes in the area. Most of the changes have been positive except that the number of vehicles parked on Lakeview Drive has increased over the years. More vehicles

due to the proposed business will only exacerbate the traffic problem. I CAN'T BELIVE THAT THE ESTABLISHMENT OF A BUSINESS IN THIS RESIDENTIAL DEVELOPMENT IS EVEN BEINGB CONSIDERED.

Received Tuesday, April 7, 2026

Good Afternoon -

I am a long time resident of Vista Del Lago and wish to register my objection to the proposed zoning application for a resident to operate a massage business out of their home.

I have been made aware that this person has perhaps been conducting business like this for a long time: without knowledge or permission of the HOA.

While perhaps not enforceable by the HOA - it is prohibited in the CC&Rs of our HOA to operate businesses such as this out of our homes. This is for reasons of parking, liability of the HOA if a person is injured, safety of residents and their families due to extra traffic and a variety of other reasons.

Granting this request would be a bad precedence for the entire neighborhood in general. What would then keep people from operating other businesses out of their homes/garages: Personal trainers, a gym, hair salon, auto repairs, the list is endless . . . this is not what our neighborhood was designed or created for, or why people come to live here. It would degrade the neighborhood and potentially have a negative impact on property values. This is residential property, not a business zone.

I was also informed by other residents that this particular homeowner charges quite a bit for their services, and they can surely afford a separate business appropriate location. Persons wishing to operate businesses like this from their homes, that are more than occasional hobbies, need to rent a business space where there is parking and where they will have to obtain proper insurance. There is a lot of suitable small office space available in the surrounding areas that is vastly more appropriate for this kind of endeavor.

Respectfully submitted -

Lydia D. Goldman

Received Wednesday, April 8, 2026
