

July 28, 2021

Dr. Gushari, Vice Chairman
City of Scottsdale
Scottsdale Design Review Board
Scottsdale, AZ.

**RE: TERRAVITA COUNTRY CLUB
INSTALLATION OF NEW PICKLEBALL COURTS**

Dr. Gushari . . . and other Design Review Board members: I would like to first say, how much I appreciated the time you took and the questions you asked during the July 15th Hearing which I zoomed. I could tell that each of you had read the letters submitted by the homeowners that were not in favor of the pickleball courts and expressed concerns over sound. Your questions were direct, relevant and thoughtful.

On July 26th, the Board of Directors held a Zoom meeting which included Pickleball Report on the Agenda. An e-mail went to the Residents regarding this meeting and how to zoom attendance. You were given the alternative of e-mailing your questions prior to the meeting to the Troon Management or typing them in during the Zoom meeting. I typed my questions (9 of them) and emailed to Troon. When the meeting came time to ask and answer questions, I noticed that NONE of mine were being read. When I typed in were my questions going to be read and addressed, I was told "we emailed you this afternoon". When I read the email later that evening, I was basically told that my questions were already answered on the Terravita Website. Seriously? My intent was to engage the Committee in discussion, as well as, all of the Residents listening.

Here are a few things that you need to know:

I live on a cul-de-sac with 7 other homes. We all have backyards that face the pickleball area with a wash and road in between. I WAS THE ONLY HOMEOWNER WITHIN 750' THAT RECEIVED WRITTEN NOTIFICATION. NONE OF MY NEIGHBORS RECEIVED ANYTHING. I spoke with each of my neighbors regarding this notification. I know they fall within the 750' due to our small lot sizes and closeness of the homes.

At the July 26th Committee meeting a homeowner asked if any of the 60 homeowners against Pickleball had been contacted since the Hearing regarding their concerns. Answer: NO.

None of the Recommendations from the City Board were even addressed at this meeting.

There are approximately 1,400 homes in Terravita. Per the Board 150 were for pickleball and 60 were against. The homeowners in Terravita WERE NEVER surveyed as to whether they wanted pickleball. What about the other 1,100 homeowners? Since Terravita is a snowbird subdivision, how many of the 150 are full-time residents? How many are part-time residents? Having managed HOA's, I would have expected at least a 40% response (positive or negative) before moving forward and/or modifying the subdivision.

Page 2, continued.

As a lap swimmer, I know that the noise level will travel up and over to the nearby pool. This is a reality (due to the proximity of the courts) that they do not care about. The lap pool was 90% of the reason we bought in Terravita. Their proposed sound modifications are irrelevant for this amenity.

They state that the court will only be open for play "9-5, with special equipment". Really? Who is going to monitor this? Management? They don't manage the Swimming Pool area for people using it without Guest Passes, kids under 6 going in the jacuzzi and kids screaming and playing ball games in the Lap Lanes. I lived here for 5 years, and only in 2018 did Management monitor the pool. Note: this was before Troon took over management.

Pickleball is always about the sound! Every developer in the United States knows this. Typically, due to this issue, courts are designed and installed in appropriate areas away from the homes being built.

I am not against Pickleball . . . only against it being built in Terravita.

Public Courts are available in the area! Public Courts will be built on Asher Hills which everyone can ride their bike to.

I appreciate your time and look forward to your efforts in asking the "tough" questions moving forward.

Rena Lindley & Bill Marquardt
6943 E. Purple Shade Circle
Scottsdale, AZ 85266

From: [Gay Hohner](#)
To: [Development Review Board](#)
Subject: 42-DR-1993#3 (Terravita Pickleball and Bocce Courts)
Date: Thursday, July 15, 2021 11:50:34 AM

External Email: Please use caution if opening links or attachments!

I attempted to send the below info via Development Review Board's agenda page. It took several attempts to get site to accept the code necessary to submit. So I am not sure whether or not it ever worked. Below is copy of what I tried to send earlier.

Attn: Kathy Littlefield

42-DR-1993#3 (Terravita Pickleball and Bocce Courts)

The City of Scottsdale Development Board should not approve this project. The fact is there is not adequate buildable space available in Terravita to build pickle ball courts. This concept was thoroughly studied by the Country Club Board before and rejected. (Bocce ball courts?? I have no idea where that idea came from. Not widely publicized, and not sure Bocce ball courts are consistently shown in project materials.) The many problems include legal, drainage, environmental, and aesthetics issues.

Paving over this much land in this tiny, cramped space will change the aesthetics forever, and will further raise the temperature in what used to be a tiny oasis. There are three, very large, mature saguaros next to the walkway pylons. They are too large to be good candidates for relocation.

A. Questions COS Development Board should consider include:

1. Legal issues: who owns property that abuts the proposed project to the south.
2. Negative environmental impact on drainage and loss of mature plant materials.

Compare to the historical aerial photos of 2000 - 2010, and you will see the trend of continued loss of tree cover and plants on Terravita Country Club land.

3. IF the project is even physically feasible to place court walls against the walkway pylons without disrupting foundations of the walkway pylons, the aesthetics will be ugly from the walkway. According to illustrations the walls of the courts look like they actually stick into that tiny space between pylons.

B. Land ownership, drainage easements, and construction access.

1. The proposal is on a Terravita Country Club owned Parcel that includes drainage easements.
2. Per City of Scottsdale parcel information interactive map, Terravita Country Club does not own the Vista Corridor that directly abuts this proposed project parcel. Note that Vista Corridor extends into the Country Club parcel. (And, in fact, not long ago the Terravita Community Association was asked and paid to maintain drainage on the Country Club Parcel.
3. Paving over scarce land will negatively affect the Vista Corridor with increased runoff. Gone would be many trees, plants and the only public turf area in all of Terravita's over 800 acres.
4. The Vista Corridor appears to be the only construction access, and it is not owned by Terravita Country Club. Great damage will occur to the banks of the Vista Corridor

if the Terravita Community Association (owner) were to give permission for construction access.

Thank you,
Gay Hohner
Terravita Homeowner.

From: [Allison Withers](#)
To: [Development Review Board](#)
Subject: Fwd: Pickle Ball at Terravita
Date: Thursday, July 29, 2021 4:33:42 PM

External Email: Please use caution if opening links or attachments!

Sent from my iPad

Begin forwarded message:

From: Victoria Withers <victoriawithers1@gmail.com>
Date: July 29, 2021 at 4:09:57 PM MST
To: Allison Withers <withers03@gmail.com>
Cc: Marshall Antonio <marshall@marshallantonio.com>
Subject: Pickle Ball at Terravita

Dear Dr. Shakir Gushgari,

July 29, 2021

I am very concerned about all the going ons in relation to the addition of these courts.

First, the Real Estate Agents were talking that the Courts are a done deal way before the vote of the Board on having Courts. They said we know the Board will vote yes. This is what they were telling buyers. It appears the decision was already made up to vote yes.

Actually after 60 some emails of Terravita residents talking about concerns of noise, now over the 750' including many more houses, 3 of the 7 Board Members voted NO.

The Terravita Country Club Board has said they conducted a Survey. Many More than Several of the homeowners have never received AnY survey about the Pickle Ball Courts.

The only recent survey was one done to all Terravita residents as an email survey from the HOA about facing homes with stones or rocks, asking if one was in favor or not. Many residents answered NO and that was the end of that. This shows it is not impossible to notify affected ALL members in possible actions of a Board even though it was only a cost to each member desiring rock fronted homes. And these Pickle Ball Courts are now an estimated cost close to \$300,000.and NO SURVEY of Terravita home owners. Not one.

We were told there would be a grassy area added in back of the Desert Pavilion with the bocce ball courts. That information is changed to bocce ball courts on the grassy area known as the croquet court. The croquet players were never asked if they minded there would be no more croquet on the grassy area by the pool. I like croquet. And there is no use of this area behind the Desert Pavilion planned at all.

What will be the rules for use of these courts..and Who will enforce the rules.?

There are residents who are not good about speeding, walking in the streets, blocking sidewalk traffic and not picking up after their dogs messes. Will they follow rules ?

Some Members are shaming others by saying you are not being a good member by not giving up at least one tennis court to the Pickle Ball players. I play tennis. What will happen if these Pickle Ball players do not get their grassy area replaced by their 2 Courts? Oh, and are 2 Courts enough? Where will they expand but the Tennis courts.? Are there 150 or 300 players as we are told. That is a lot of players on two courts.

However, I wonder what will happen to the ONE and ONLY POOL with noise. It is strongly controlled about noise now with no boom boxes, cell phones or loud conversations. It a place of peace and quiet.

There are home values that will be affected by this noise in their back/front yards and all residents by the noise at their POOL and the only grassy area that is available to members in a desert land place.

I say find another location. But, the TCC Board did not care to Implement any of the goo recommended suggestions by your Board at their recent Board meeting . There is an attitude of we are the BOARD and we do not have to listen to anyone.....it's our decision and our vote. I thought Boards are to represent the entire membership of the Terravita Community.

It is sad there is no consideration by the Board of TCC of the members.
Allison Austin Withers
7016 Stone Raven

From: [Victoria Withers](#)
To: [Development Review Board](#)
Subject: Fwd: Pickle Ball Terravita
Date: Thursday, July 29, 2021 4:34:26 PM

External Email: Please use caution if opening links or attachments!

Sent from my iPad

Begin forwarded message:

From: Allison Withers <withers03@gmail.com>
Date: July 28, 2021 at 4:48:04 PM MST
To: Victoria Withers <victoriawithers1@gmail.com>
Subject: Pickle Ball Terravita

Dear Dr. Shakir Gushgari,
28, 2021

July

I am concerned about Respect of the Pickle Ball Committee and now the Terravita Country Club Board for the residents , the home owners , by not notifying these Members about the desire for courts and the locations. I believe a Survey of the Entire Membership should have taken place.

When I suggested this several times in phone call and letters I was told the Board has all the power to make decisions and do not have to inform the membership. I disagreed and continue to disagree.

Over 5 years ago there was trial use of some tennis courts for Pickle ball. There were some meetings of the Terravita Membership and voices were listened to. Use was past play times, courtesy was missing and use of loud voices including many swear words often. It was turned down and promises made to end this addition to Terravita activities, forever. Seems, promises mean absolutely nothing. Words are worthless.

These are examples of following rules every where at this time with some of Terravita residents; for example dog walkers have the responsibility to pick up after their dogs and they are not very good at this. Our club manager Rich has complained in his weekly email about this. My daughter walks her dogs twice a day and picks up after other people's dogs frequently because she is responsible. There is the safety of walkers who have to walk on the sidewalk. If there is one in a community and someone walks in the street it is a misdemeanor. There have been many email reminders by the Terravita Home Owners Association. Then there is the speeding issues by members.....so where is respect for the beautiful community of Terravita.? Another example : a TCC Board Member who said if you don't like the Pickle Ball noise move to Wickenburg. Also this same person said \$250,000 or more is not enough to build 2 good Pickle Ball courts so he will play at Pickle ball courts at other places and he then actually voted for the Courts here. Surely, lack of respect of members.

My largest concern is that there is only ONE swimming pool for 1,300 residents and to Ruin it by noise is unbelievable. The Boulders has 3 pools members can use and added pools in the residential areas. I cannot conceive that 2 courts will be enough for 150 pickle ball players.....8 persons per courts per hour in an 8 hour day is not a use allowing the number I was told....300 players. Others have been told 150 players.....where were their letters? In favor? I just heard the meeting and no pro letters were given to the City of Scottsdale committee. So, how many people are there? There is pool noise control now.....no boom boxes, no cell phones and no loud conversations. In the past though there has NOT been good supervision of the swimming pool....so how are the planned courts going to be supervised? What are the rules ? Will this group of players honor the use rules.?

Oh, yes. There is a dark sky concept in Terravita with lights at the homes and in the streets. How did the tennis Courts get lights? Two Courts ..3/4 are lighted and ...stay on times past the City of Scottsdale rules of 10:00. My house overlooks these courts and I have added an

Awning to block the light that I had to get permission from the HOA. The large Mesquite Tree also blocked the lights but it was just uprooted in the storm July 17. And is now in pieces removed. Will the Pickle Ball courts have lights? Of course if tennis has it, then they should as well. That will be the demand.

Now, the next item of thoughtlessness is the grassy park...now , .also called the Croquet

Court allowed use by any and all members of Terravita. Dogs visit, neighbors meet, friends become friends. There is only ONE GRASS area here. This is a valuable piece of nature in a desert community of desert trees , desert shrubs, and desert cactus. No grass lawns one can visit are here...but there is a golf course but no one is allowed on the golf cart path before 7 or after 7 like some other clubs. It is a big No No No for non golfers to set a foot on the course. Were the local croquet players consulted. I play croquet but no more here. My back yard is like most...small....not room.and no grass either.

To put it together, Terravita residents purchase their homes for the beauty of the property. The large trees, the beautifully landscaped yards, the soft colors of the homes and the open spaces not built in where natural washes abound. The HOA is a responsible party to keeping high standards of rules followed.

I choose Terravita even after hearing the many eventful stories of members over the years. The Board could have unintended consequences for not doing a Survey of the Membership. After all they use the facilities. Country Clubs with limited use area cannot expand at the whims of a few and ruin what everyone uses...the pool and the loveliness of our community. The saddest part is when persons don't get their way they become rather terrible. One member has never set foot in the CLUBHOUSE AFTER pickle ball was turned

Down. Several neighbors have already sold their houses fearing values would be reduced and if hadn't had hip surgery and redone everything in my house at considerable expense i would sell and move. I came to Terravita for peace and quiet. It is going away fast. Sad I am.

Victoria Withers

6855 E. Amber Sun Dr.

From: [Mark Levine](#)
To: [Development Review Board](#)
Subject: Terravita Pickleball
Date: Thursday, August 05, 2021 11:21:30 AM

External Email: Please use caution if opening links or attachments!

Dear Scottsdale DRB Members,

I thought it might be useful to you and the DRB to know about an aside issue that is independent of the Pickleball project technicalities. I became aware of this issue after I attended the July 2021 Terravita BOD meeting which included a weak PB update - of sorts.

The BOD President's disingenuousness towards all matters and objections regarding PB lead me to believe that left unchallenged, PB will become the irritant that we are trying to avoid.

First of all, the BOD president claimed he could not hear anything at the City DRB meeting because of poor acoustics. That implies that all of the DRB's comments and feedback are about to go unheeded. No new sound survey, no updated study, and no complete outreach to affected homeowners, which were all recommended by the DRB. No new additions of concerned residents to the ad hoc committee either.

We have also learned that the previous homeowner outreach efforts were not effective, and that previous meetings about PB were selectively open to some affected homeowners and closed to others. This is not a Board that can be trusted on the PB issue. While that is our issue to be resolved during our next election, the DRB should be sensitized to the type of applicants they are dealing with.

I know enough about noise science to know that our President knows NOTHING about it. He is just a representative parroting content from standard cookbook slide presentations. If there are any other homeowner credentials on the PB committee aside from the consultants, they have not been identified. The consultants may or may not be qualified to measure or analyze the impulse type noise that PB generates, but they certainly have not addressed it in any meaningful or mitigative way.

There have been too many untrue statements issued by our BOD president without adequate rebuttal. The statements don't stand up to scrutiny. Maybe our President believes it all, but that doesn't make any of it true. If you think it would provide useful context, I can send you a copy of an email I sent to the Board President several months ago - and the woeful non-response I received from him. He is not representing all of us, and appears overly determined on driving this project through come hell or high water. We are asking the DRB to hold the BOD President's feet to the fire to prove that the necessary due diligence was performed by the PB committee and that all residents' concerns have been adequately addressed (they haven't so far).

The BOD's meetings are dial in Zoom meetings and the Board controls the agenda and the comments. They selectively address some questions about PB and reject others. This format fits their MO for PB - which is to ignore the realities. They are gaslighting the Terravita residents, and they will gaslight the DRB if given a chance.

Feel free to contact me for additional feedback. Thank you for your consideration of this feedback and for your dedicated service in ensuring that all citizens' concerns are being properly addressed.

Regards,

Mark Levine
6971 E Thirsty Cactus Ln
480-399-8330

From: [Allison Withers](#)
To: [Development Review Board](#)
Subject: Terravita Request for Pickle Ball Courts
Date: Wednesday, August 04, 2021 3:54:40 PM

External Email: Please use caution if opening links or attachments!

Good day Dr. Shakir Gushgari,

It is very disturbing to learn that the TCC Board President, Drew Augustine is not truly forthcoming in his words. I have heard a varying number of players from 50 to 150 to 300.

What will happen if 2 courts are not enough? A person is shamed if they say please do NOT take over our tennis courts if the 2 courts are not enough.

No one has stated what the hours and days will be. No one has contacted any member. There is no communication with homeowners. No RULES forth coming. We are kept in the dark.

There was a recent TCC Board meeting where questions about Pickle Ball courts could be asked. The questions needed to be turned into Rich Riffle, the Manager. There were home owners with questions turned into Rich that were never read nor answered. It appears there is all avoidance with any Member discussion. ANY Consideration of affected home owners is AVOIDED. There NEVER was a Survey of the affected home owners or of the TOTAL Terravita membership.

No person I can find on Amber Sun has been asked if the said noise projections from the Pickle Ball Courts is fine. In fact we and others within the 750' radius have not been either Surveyed or Asked their opinions on this matter. The noise study as presented is not OK.

We, the homeowners affected by noise are NOT considered. Decisions to move ahead by drying up the grass area and marking the trees to be removed when there is a request before the Development Review Board either approved or declined is disrespectful.

I have emailed my opinion that the entire membership needs to know about the pool which will have noise and the removal of the grass area. I was told I am not modern in my thinking and this Club needs to move ahead with the plans to modernize it. The TCC Board has the POWER to make decisions without the Membership being made aware of these changes,

My house 6855 Amber Sun overlooks the Court 6. I can easily hear the Pro. giving lessons. Pickle Ball courts will definitely have a negative effect on my home values. I have been told the average would be \$100,000 or possibly more. I have finished more improvements on my house and am recovering from a full hip replacement. As the Terravita membership was told after the last try over 5 years ago Pickle Ball was turned down after several Of the Membership meetings. The membership was told that is the end of Pickle Ball at Terravita. I believed that promise and continued on upgrades. If I had know there would be NOISE unresolved I would have sold my house and moved. Several Amber Sun people already have.

Thank you for reading our letters with our concerns.

Victoria Withers
Resident of Terravita 6 years
Resident of Carefree 30 years
Resident of Arizona since a youngster age 3

Sent from my iPad

From: [Development Review Board](#)
To: [Projectinput](#)
Subject: Development Review Board Public Comment (response #367)
Date: Friday, July 16, 2021 5:40:23 PM

Development Review Board Public Comment (response #367)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	7/16/2021 5:39:31 PM

Survey Response

COMMENT	
Comment:	<p>Good afternoon, Review Board Members... My name is Marshall Antonio. As a Terravita homeowner for more than 15 years, I was very interested in the hearing you held yesterday about pickleball in Terravita. I had registered to speak during the hearing. Unfortunately, technical difficulties may have prevented you from hearing the comments I tried to make. Fortunately, other Terravita speakers did an outstanding job sharing our many concerns with the noise nuisance that pickleball creates... and how it will so negatively affect so many Terravita homeowners. I can't tell you how impressed we were with each and every board member and the way you so beautifully orchestrated such a productive hearing on such a controversial issue. It was very clear you had not only read the eloquent and very passionate emails of opposition you received prior to the hearing... but that you really listened to the truth our resident presenters shared with you. We appreciate how sensitive you were to the concerns you heard. And, we thank you for holding the Terravita representatives accountable for both their words and their prior actions. Your decision to have Terravita go back to the</p>

<p>drawing board and work with truly qualified sound engineers to create a more thorough plan that effectively mitigates noise, was fair and absolutely right. We all agree that pickleball could be good for Terravita... but, NOT in the location they've selected. We only ask that they truly explore alternative sites within the community... and do it by working with true professionals who are proficient in finding solutions that will help solve the problem. We only want wcreate a win-win situation for our community. Thank you again for not catering to the whims of a few, at the expense of so many. Marshall Antonio</p>	
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
First & Last Name:	Marshall Antonio
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
Email:	marshall@marshallantonio.com
Phone:	(847) 997-9592
Address:	6598 E Evening Glow Drive, Scottsdale 85266
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [Development Review Board](#)
To: [Projectinput](#)
Subject: Development Review Board Public Comment (response #368)
Date: Monday, July 19, 2021 8:30:10 PM

Development Review Board Public Comment (response #368)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	7/19/2021 8:30:03 PM

Survey Response

COMMENT	
Comment:	<p>July 19, 2021 Dr. Shakir Gushgari, PE Vice Chair Scottsdale Development Review Board Dear Dr. Gushgari ... Speaking on behalf of all the Terravita homeowners whose lives and lifestyles would be turned upside down by the incessant noise nuisance created by pickleball play so close to their homes, I want to offer our sincerest thanks to you ... and the entire Development Review Board. We truly appreciate how you, at least temporarily, protected these innocent homeowners by paying such close attention to the technical issues that were noted, and those that were omitted, in the Terravita presentation at Thursday's hearing. We especially appreciate you and the Board recognizing: ...Scott Walker's very informative report ... and the complete absence of known pickleball "pulse" noise measurements in Terravita's presentation ...the absence of a full 360 degree study, especially as it relates to our community pool, just 40 feet away ... Terravita's own AGI report statement that, even with sound mitigation, there will still be noise above the ambient sound level, and ... the lack of data and rationale for Terravita's plan submission to not include the full AGI sound mitigation</p>

recommendation. You and the Board also seemed to value the fact that Terravita can easily bring affected and concerned homeowners into the application process to work together in developing any new submission. We agree. I would now ask that, before you meet with Terravita representatives next week to discuss how they can address the concerns and recommendations you offered, you take the opportunity to speak with Scott Walker and Mark Levine. Both Scott and Mark presented their valuable insight on noise mitigation via telephone during the hearing. They can expand on their presentations, provide you with any additional information you may need and answer any questions you may have. Thank you, Dr. Gushgari I'm looking forward to hearing from you and the Board. Marshall Antonio Terravita resident 6598 E Evening Glow Drive Scottsdale, AZ 85266

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Marshall Antonio
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AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	marshall@marshallantonio.com
Phone:	(847) 997-9592
Address:	6598 E Evening Glow Dr, Scottsdale 85266

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Development Review Board](#)
To: [Projectinput](#)
Subject: Development Review Board Public Comment (response #369)
Date: Wednesday, July 21, 2021 8:06:33 PM

Development Review Board Public Comment (response #369)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	7/21/2021 8:05:34 PM

Survey Response

COMMENT	
	<p>June 7, 2021 To: Mr. Chad Sharrard, Associate Planner Scottsdale Development Review Board . www.scottsdaleaz.gov Re: Terravita Community Pickleball Case 42 DR 1993 #3 (Prior hearing 7/15/2021) Hearing scheduled July 26, 2021 From: Marlene Hokuf Terravita homeowner and Country Club member 6538 E Crested Saguaro Lane, Scottsdale 85266 This is a follow up to the hearing held 7/15/2021 at which time the Scottsdale Development Review Board has deferred a decision to approve pickleball at a specific location within the Terravita Country Club Community and is seeking additional information, particularly as it relates to sound studies from pickleball activities on the chosen site. There are over 8 years of history related to several attempts by proponent to force pickleball courts onto a location deemed unsuitable to that activity. In 2013, the TCC Board of Directors experimented with allowing pickleball to be played on tennis courts. My husband and I are current homeowners and for years we owned a rental home located at 6871 E Amber Sun Drive, just behind the experimental tennis court that was used for the pickleball test. After some time my tenants reluctantly</p>

Comment:

complained that they could not use the patio when pickleball was in play and it was also an irritant when indoors. Adjacent neighbors finally invited the TCC Board President to sit in their yard during a pickleball tournament. Following the visit the president described the noise discomfort from the constant "twang" of the pickleball as intolerable. Subsequently other interested Directors agreed. These homes are in close proximity to the location now under review, the grassy area by tennis and the pool. During that 2013 pickleball trial the TCC Board finally hired audio specialists to perform sound studies in search of a solution. The results indicated that the pickleball sport exceeded acceptable sound levels in the areas around the tennis courts and nearby homes. Today that would include the grassy area being examined in this letter. More than one sound study was done over the years. Information from one study indicated that pickleball sound can travel as far as 300 to 500 feet. It was also discussed that proponents will focus on the decibel levels while ignoring the frequency pitch when discussing noise pollution. It is the frequency pitch along with the repetition that creates the painful ear syndrome. Other sound studies at that time showed that using improved paddleball s and equipment reduced some noise, but not sufficiently. As the tennis courts and the pool area surround the grassy area selected for the pickleball courts and also as homes are very close, all three areas would be impacted by excessive noise pollution. In addition, most residents do not realize that there is added noise created by cheering spectators as is part of this sport, and not approved by tennis players. Most homeowners would happily agree to have pickleball in Terravita should there be a location available that would not impact any homeowners or community activities as a result of noise problems. In the early years of the experiments a Realtor commented that the location in use would decrease our property values and that was an additional concern for Amber Sun Drive homeowners. As this matter has

<p>been fought over so many years, It is my hope that Scottsdale help us put an end to this multi-year experiment and allow us to move on to important community issues. Approximately 10 pickleball courts will soon be located within 2 to 3 miles of our Terravita community entry gate; that is barely farther than some Terravita homes to the tennis courts. It is my understanding that your Development Review Board members are very thorough in making decisions of this type and have shown that in the recent hearing held on July 15th. I appreciate your hard work and thank you for the time you have taken and will take in the future to close this matter, hopefully for the last time. Marlene Hokuf</p>	
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
First & Last Name:	Marlene Hokuf
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
Email:	marlh@cox.net
Phone:	(949) 375-0619
Address:	6538 E. Crested Saguaro Ln.
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #370)
Date: Tuesday, July 27, 2021 3:37:16 PM

Development Review Board Public Comment (response #370)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	7/27/2021 3:30:02 PM

Survey Response

COMMENT	
	<p>Good afternoon, Shakir ... The 68 Terravita homeowners who will be so negatively affected by the proposed location of pickleball courts in our community sincerely appreciate your willingness to share information with us ... and the timeliness of your responses. In your upcoming meeting with Terravita representatives to clarify what the Review Board requires in Terravita's next application submission, we ask the Board to consider the following: ... as the Review Board noted during the July 15 hearing the Terravita sound study was deemed inadequate ... Terravita Country Club (TCC) then stated during yesterday's TCC Board meeting they will "not" reach out to our affected homeowners to reconcile concerns and reach an agreeable approach ... even after the Review Board suggested they do so ... TCC also declared during yesterday's Board meeting they will "not" do any additional sound study work and ... TCC does not, and will not, have any sound measurements for the Terravita pool area. Shakir, for TCC to schedule a presentation to the Development Review Board on August 19: • without addressing any of the above points, • without</p>

<p>Comment:</p>	<p>answering any of the critical points in Scott Walker's evaluation memo, • without justifying why pulse measurements are not used, • without articulating how the mitigation decisions are justified to vary from their own consultant study • and yet have a committee of members who do not live within 750 feet of the site make a decision on what is "acceptable" for those who do Makes for very bad policy for all! Sound control "IS" part of the design and requires quantifiable rationale for each step defined, based on best known "standards of measurement "specific to pickleball." So, we formally ask the Development Review Board to: 1) Direct Terravita to have an 'independent' second sound study (agreed to by TCC and affected homeowners) completed for the proposed location. The new sound study should include multiple points around the pool, tennis courts and the homes within 750 feet ... a full 360 degree map that considers both pickleball play AND players. 2) An agreed upon written plan for what technical noise mitigations will be required and what equipment is mandated for play 3) An agreed upon written plan for days and hours of play, rules for players waiting to play ... and how all rules will be enforced 4) An agreed upon post-construction sound study to be conducted on actual noise during play, with both pickleball courts and both bocce ball courts in use at the same time. This study will then be compared to the original study projections for any necessary corrective actions. On August 19, we ask you to have Terravita respect the DRB recommendations to work with the homeowners on all of the above points ... and then come back to the DRB with a jointly-agreed upon solution. Thank you, Shakir Marshall Antonio Terravita resident</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
<p>First & Last Name:</p>	<p>Marshall Antonio</p>
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	

Email:	marshall@marshallantonio.com
Phone:	(847) 997-9592
Address:	6598 E Evening Glow Dr, Scottsdale 85266
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Garcia, Nicole](#)
Subject: Development Review Board Public Comment (response #371)
Date: Wednesday, July 28, 2021 12:53:07 PM

Development Review Board Public Comment (response #371)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	7/28/2021 12:51:58 PM

Survey Response

COMMENT	
Comment:	<p>Pickleball Courts at Terravita I understand that Terravita has requested approval for construction of 2 pickleball courts on the grass area between the swimming pool and the tennis courts. While I strongly support the construction of pickleball courts at Terravita, this proposal requests that they be constructed in what is probably the worst possible location. It will adversely affect the pool users due to noise and obstructed views, and is close to residences, and is an aesthetically pleasing green area. Additionally Terravita is sure to need 4 to 6 pickleball courts, so additional courts would need to be constructed elsewhere eventually. It is my understanding that the HOA has investigated other locations and is unable to find suitable alternative locations. It would seem to me to be much more sensible to construct the courts adjacent to Tennis Court 1, using the walkway area and a handful of parking bays in the adjacent pool/tennis parking lot. It is rumored (but not confirmed) that this would not be permissible due to extremely stringent City parking design and capacity requirements. Surely there must be a way around this? Perhaps by adding additional parking bays in one of the 3 surrounding</p>

	parking lots (none of which are ever more than half full!). It's possible that this may require juggling a small amount of the NAOS space at the periphery of the parking lot to accommodate extra bays. This would be a much better solution than putting an inadequate number of courts in the wrong place.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Andrew Mutch
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	ajmutch@aol.com
Phone:	(480) 650-8838
Address:	32796 N 69th St, Scottsdale, AZ 85266
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Projectinput](#)
Subject: Development Review Board Public Comment (response #372)
Date: Wednesday, July 28, 2021 4:27:45 PM

Development Review Board Public Comment (response #372)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	7/28/2021 4:27:08 PM

Survey Response

COMMENT	
Comment:	<p>We are homeowners in Terravita. We live at 6887 E. Amber Sun Dr. which is one of the homes that will be directly affected by the proposed location of the pickleball courts. We are not against having pickleball in Terravita, in fact we think it would be an enhancement to the community. However, we do not agree with the location proposed for a number of reasons: 1. We are very concerned about the noise created by pickleball. We bought this home knowing we may hear noise from the tennis courts but certainly did not anticipate the possibility of dealing with the much louder pickleball. This of course is a concern for our quality of life as far as noise as well as the resale value of our home. 2. We are also very concerned about the loss of the beautiful green area that will be replaced by the pickleball courts. It will create a feel of everything crammed together instead of the nicely spaced and landscaped area we now enjoy between the pool, fitness center and tennis courts. 3. We very much enjoy the pool between relaxing around the pool and taking water aerobic classes. From the plans I do not see noise abatement protecting people using the pool. Will we even be able to hear our water aerobics</p>

	<p>instructor during class? 4. It is my understanding that Terravita was asked to do additional noise studies before coming back to the city. My understanding is that there are no plans to do so. I also understand there was a recommendation to work with the homeowners that will be affected. That also is not happening beyond our normal notification of upcoming board meetings. Again....we are not opposed to adding pickleball..... we are opposed to the proposed location. Thank you for your consideration of our concerns. Regards. Robert and Karen Budan 6887 E. Amber Sun Dr. Scottsdale, AZ 85266 480-473-1752</p>
--	--

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Karen Budan
--------------------	-------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	budan@cox.net
Phone:	(480) 473-1752
Address:	6887 E. Amber Sun Dr., Scottsdale 85266

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Development Review Board](#)
To: [Garcia, Nicole](#)
Subject: Development Review Board Public Comment (response #373)
Date: Wednesday, July 28, 2021 9:01:08 PM

Development Review Board Public Comment (response #373)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	7/28/2021 9:00:43 PM

Survey Response

COMMENT	
Comment:	<p>Re: Terravita Country Club installation of new Pickle Ball courts Dear Sirs / Madams, The Terravita Country Club board (TCC) is ignoring the recommendations of the Scottsdale Design Review Board as well as public concern from a significant number of Terravita residents, over the proposed location for Pickle Ball courts in the community. The primary concern is the noise generated by Pickle Ball and the detrimental impact that noise will have on nearby homeowners, and the Terravita Pool amenity, a centerpiece of the Country Club that serves a great many more residents than the Pickle Ball courts will serve. Rather than consider alternate locations for the Pickle Ball courts where the game's noise will not be detrimental, the TCC Board seems steadfast in moving ahead with the proposed location without conducting the additional noise impact study recommended by the Scottsdale Design Review Board. We feel the TCC board should be compelled by the Scottsdale Design Review board's recommendations, as well as the concerns of so many Terravita residents, particularly when alternate, more suitable, locations for the courts can be considered.</p>

	<p>Your assistance in compelling the TCC to address the noise issue with an adequate study, and address the noise concerns of the nearby homeowners, is greatly appreciated. Kind Regards, Bill Klink 33957 N. 66th Way Scottsdale, AZ 85266</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
First & Last Name:	bill klink
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
Email:	bill.klink@zoho.com
Phone:	
Address:	33957 n 66th Way, scottsdale 85266
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #375)
Date: Thursday, July 29, 2021 11:21:50 AM

Development Review Board Public Comment (response #375)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	7/29/2021 11:21:40 AM

Survey Response

COMMENT	
Comment:	<p>Re: Terravita request for pickleball/bocce courts As full-time residents whose family uses the Terravita pool regularly, we appreciate the quiet space, tranquility of the pool atmosphere and the views of Black Mountain that we currently enjoy from the pool. My husband swims laps at the pool as we don't have our own pool. The enjoyment of the pool was one of our top reasons for moving back to Terravita. We are not opposed to pickleball/bocce having a future place in Terravita but the proposed location shows lack of planning and foresight. It impedes the enjoyment of the pool and the grassy area currently used for other residents. The noise factor along with the physical space constraints (only 2 courts - no room for growth) and the lack of restroom facilities (the current pool house only has 2 toilets per M/F hasn't even been raised). If the TCC is serious about wanting pickleball/bocce or Multi-sport area, I would prefer they make a long term commitment for a solution. Respect needs to be given to a solution that doesn't negatively affect current homeowners property values or enjoyment - not only the 11 homes directly affected by the current proposal but the other 1280+ homes in the development</p>

	<p>that haven't been considered in the current scenario. The original budget was for \$252k, raised by \$20-25k, and suddenly shown in the most recent July board meeting at \$375k. As this is what I consider to be a significant expenditure with lasting impact, full community support would make it worthwhile and should be required before development of a pickleball/bocce or multi-sport facility. Thank you for your consideration to our concerns.</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
<p>First & Last Name:</p>	<p>Kathleen Potts</p>
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
<p>Email:</p>	<p>Kathpotts27@gmail.com</p>
<p>Phone:</p>	<p>(319) 321-1943</p>
<p>Address:</p>	<p>6471 E. Shooting Star Way, Scottsdale 85266</p>
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [Development Review Board](#)
To: [Garcia, Nicole](#)
Subject: Development Review Board Public Comment (response #376)
Date: Friday, July 30, 2021 7:31:52 AM

Development Review Board Public Comment (response #376)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	7/30/2021 7:31:14 AM

Survey Response

COMMENT	
Comment:	<p>Re: Terravita Country Club installation of new Pickle Ball courts Dear Sirs / Madams, We live in a community that values its residents. We sought out Scottsdale, and Terravita specifically, as a place of natural beauty and peace. Maintaining that peace and place of refuge in one of the largest common areas, the Terravita Pool, is a priority. By ignoring the recommendations of the Scottsdale Design Review Board as well as public concern over the placement of pickle ball courts adjacent to the Terravita Pool, the Terravita Country Club board (TCC) is doing irreparable damage to the Terravita community and it's own integrity. Rather than consider alternate locations for the pickle ball courts where the game's noise will not be detrimental, the TCC Board seems steadfast in moving ahead with the proposed location without conducting the additional noise impact study recommended by the Scottsdale Design Review Board or of even simply putting the matter to a vote of the Terravita residents. There are many more suitable locations for pickle ball where residents can fully enjoy the sport without concern of disturbing others. It is not clear why the TCC will not (1) heed the</p>

<p>Scottsdale Design Review board's recommendations (2) fully evaluate other options for pickle ball placement. Your assistance in compelling the TCC to address the noise issue with an adequate study and comparative analysis of other potential pickle ball locations is greatly appreciated. Sincerely, Debra Black 33957 N 66th Way Resident 8 years</p>	
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
First & Last Name:	Debra Black
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
Email:	debblack8@gmail.com
Phone:	(608) 844-0144
Address:	33957 N 66th Way
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [Development Review Board](#)
To: [Garcia, Nicole](#)
Subject: Development Review Board Public Comment (response #377)
Date: Sunday, August 1, 2021 1:18:01 PM

Development Review Board Public Comment (response #377)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/1/2021 1:17:46 PM

Survey Response

COMMENT	
	<p>This letter is in reference to the Development Review Board hearing for Pickleball in Terravita Country Club which will take place on August 19th. Reference number is 42-DR-2021 I am writing this letter in regard to the second application hearing for Pickle Ball Courts by Terravita Country Club(TCC) which will be coming up to Development and Review Board (DRB) on August 19. Following the first application hearing on July 15, there was a Terravita Country Club (TCC) Board meeting to discuss the results of the hearing with the DRB. The DRB did their homework and asked pertinent questions and offered helpful suggestions. Needless to say, TCC is not addressing the concerns of the DRB. The TCCBoard stated they will “not” reach out to our affected homeowners to reconcile concerns and will “not “do any additional sound study work. Also, TCC does not, and will not, have any sound measurements for the Terravita pool area. They are continuing to follow their original plan, squeezing 2 Pickle Ball and 2 Bocce Ball on a small grassy area that was intended to be a croquet court with inadequate sound mitigation as defined in the next paragraph. As background</p>

Comment:

information, the TCC Board approved the Acoustics Group Incorporated (AGI) to conduct a study in 2015. This study did not include measurement of impulse noise. The Board approved recommendations from this study that had been arbitrarily altered by the Pickle Ball Committee. This study also omitted the sound impact on the pool area. The TCC Board approved a 10-foot fence instead of a 12-foot fence recommended by AGI. The Board also approved only two sides will be covered with acoustical blankets instead of being completely surrounded as recommended by AGI. By approving arbitrarily altered recommendations from this professional sound study, this negates the mitigation affects. Our community has over 200+ members who will want to use these courts. To meet the needs of these players you will need a minimum of 6 courts. In conclusion, the motion that was passed at the DRB hearing on July 15th stated that the TCC does not have specific guidelines on how to mitigate noise for the neighbors and pool and it was incomplete. Also, to have this approved, proper information is needed. I trust that the City of Scottsdale will hold TCC to task and abide in this motion and mandate that the TCC does their homework and submits the specific sound mitigation guidelines. It is essential that neighbors and pool users will be assured that proper sound mitigation will be implemented to protect them from nuisance noise and homeowners' property will not be devalued. This location is totally inadequate to meet the needs of the community. A second sound study including impulse measurements should be conducted using a third-party professional company before and after construction. A meeting to reconcile with affected neighbors should be scheduled. If proper data is not submitted, this project should not be approved

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Anne McDonald
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	m.islands197@gmail.com
Phone:	(480) 390-8469
Address:	6652 east soaring eagle way
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Garcia, Nicole](#)
Subject: Development Review Board Public Comment (response #378)
Date: Monday, August 2, 2021 5:49:31 AM

Development Review Board Public Comment (response #378)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/2/2021 5:49:05 AM

Survey Response

COMMENT	
Comment:	<p>Terravita Pickleball and Bocce Courts Request for approval to add two (2) pickleball courts and two (2) bocce courts to replace an existing croquet lawn. 42-DR-1993#3</p> <p>This is an addendum to my submission yesterday. I want the DRB to be aware of fact that The TCC Board approved their appointed Pickle Ball Ad Hoc's findings that incorporated vastly altered recommendations from the third-party professional sound study group, The Acoutics Group Incorporated. Note the altered recommendations or lack there of in parenthesis. Here are AGI's 5 recommendations in black ink and the Ad Hoc Committee's altered recommendations in red ink.(page 19) The following recommendations are identified to provide a substantial reduction of the pickleball noise at the nearest residences.</p> <p>1. A 12-foot-high noise barrier (barrier height is relative to the court elevation) should be constructed along the western and northern boundary of the pickleball courts as shown in Figure 4, to reduce the pickleball noise at Receptors 1 and 6. Materials such as concrete block, plexiglass, or acoustical blanket (e.g., Acoustical Solutions Noise S.T.O.P. Soundproof Blanket STC 33, NRC 0.75) should be used to provide the sound transmission needed. (This option was not approved by the Ad Hoc Committee).</p> <p>2. As an alternative, a 12-ft high acoustical fencing (acoustical fencing height is relative to the court elevation) can be constructed surrounding the proposed pickleball court location as shown in Figure 5. Acoustiblok, AcoustiFence or acoustical equivalent should provide a minimum STC 28 rating or greater (The Ad Hoc committee arbitrarily recommended reducing the height of the fence from 12 feet to 10 feet. The committee also arbitrarily recommended that only 1-2 sides of the surrounding fence would be covered with acoustic blankets instead of AIG's recommendation that all sides be completely surrounded.)</p> <p>3. Require Pickleball players to use the newest "quietest" or "Quieter" paddles. Require an inspection of the paddles and ball prior to being of play. (There was no mention as to how this inspection was going to be monitored prior to the beginning of play.)</p> <p>4. Rotate the design of the Pickleball Courts by 90 degrees, so tht the baselines are perpendicular to the residences to the North. (This recommendation was not approved by the Ad Hoc Committee. Instead, the courts are oriented in a north and south direction with the baselines facing north, directly toward the tennis courts and homes on Amber Sun which are 200- 400 feet away from the courts. This orientation will direct the sound towards the homes. The north baseline side toward the homes will not be covered with acoustic blankets as</p>

recommended by AGI .) 5. Consider limiting the days and hours of pickleball play to time periods that are less intrusive to nearby homeowners. (There were no data shared as to how the hours of play were going to be monitored i.e. if there is play before 8 a.m. after 5 p.m. who will monitor the prohibited of hours of play and how will it be prevented.) In summary the five recommendations put forth by AGI based on scientific evidence were either not considered or completely altered by the Ad Hoc committee. 1. The Ad Hoc did not consider Option 1. 2. The Committee altered vital recommendations to mitigate sound in option 2 and 4. 3. The Ad Hoc committee did not present data as far as implementation of option 3 and 5. The TCC Board approved their recommendations. As a result of the Ad Hoc Committee arbitrarily altering the recommendations submitted by AGI and not basing these changes on sound data, the annoying sound of pickle ball will not be satisfactorily mitigated. Altering the recommendations based on a scientific study negates the AGI study altogether as these courts have now been designed at the whim of the Ad Hoc Committee and not based on this scientific study. Vital sound mitigation options/recommendations were not considered and or deleted/changed. This small green park was designed by Del Webb to be a quiet space. It is called a croquet court on their original design. It was not designed to cram two noisy pickleball courts and two Bocce Ball Courts between two quiet amenities, the pool and tennis courts, and within 210 feet of the back yards of the beautiful homes on Amber Sun Drive. And now that the recommended sound mitigation has been not recommended/changed by the Ad Hoc Committee, it will be a travesty to go forth with this plan. Pickleball would be an appropriate, popular amenity in Terravita but not at this location. Thank you for your time and attention Anne McDonald 20 year Resident of Terravita Paste this link in your browser to view the complete study. <https://drive.google.com/file/d/17dmUj4QVRCvLb2w0X6WmJNTY6q6Tcm7W/view?usp=sharing>.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First &
Last
Name:

Anne McDonald

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

M.ISLANDS1976@GMAIL.COM

Phone:

(480) 390-8469

Address:

6652 east soaring eagle way

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Development Review Board](#)
To: [Projectinput](#)
Subject: Development Review Board Public Comment (response #380)
Date: Monday, August 2, 2021 4:14:33 PM

Development Review Board Public Comment (response #380)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/2/2021 4:14:21 PM

Survey Response

COMMENT	
Comment:	<p>Dear Ms. Littlefield and Dr. Gushgari: Our names are Richard and Ellen Thiel. We are Terravita residents living on Amber Sun Drive and well within the 750 feet of the proposed pickleball location cited in the Terravita application. It is now being made clear that the TCC is a separate entity of Terrivata concerning the management for the county club only, that include the parking lots, land around the clubhouse, the Desert Pavilion (community center), the swimming pool, the tennis courts and the grassy park area between the pool and tennis courts. It does not govern the HOA for Terravita residents. But yet many of us who share property lines to the TCC Club complex now find ourselves being forced to accept a newly created noise nuisance with arbitrary "acceptable" noise level -- levels that even the TCC own sound consultant study says will be above current ambient sound levels which at the July 15 board hearing was found to be flawed, incomplete and inadequate for the area-specific to pickleball noise. A finding that would not only affect the enjoyment of our home but would most likely affect the value of our homes during resale.</p> <p>Sincerely, Richard and Ellen Thiel</p>

	Terravita resident 6871 E. Amber Sun Drive Scottsdale, AZ 85266 Mobile (920) 890 2212 Richard Mobile (920) 400 9033 Ellen
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Richard and Ellen Thiel
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	richardcthiel@gmail.com
Phone:	(920) 980-2212
Address:	6871 E Amber Sun Drive
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Garcia, Nicole](#)
Subject: Development Review Board Public Comment (response #381)
Date: Monday, August 2, 2021 4:50:46 PM

Development Review Board Public Comment (response #381)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/2/2021 4:49:54 PM

Survey Response

COMMENT	
Comment:	<p>My name is Deborah Lewis. I have been a Terravita resident living on Amber Sun Drive for over three years. My home is located well within 750 feet of the proposed pickleball location cited in the Terravita application. After reviewing the video of the Development Review Board's July 15 hearing, it became clear the City of Scottsdale may not be fully aware of Terravita's organizational structure, and just how Terravita Country (TCC) is chartered to govern within Terravita. Please note that the TCC applicant is a separate legal entity for country club management only. It is not the HOA for Terravita residents. TCC governs only 23 acres of property within Terravita. The 23 acres that TCC owns includes the parking lots and land around the club house, the Desert Pavilion (community center), the swimming pool, the tennis courts and the grassy park area between the pool and tennis courts. Most of us objecting to Terravita's plan submission are doing so as Scottsdale property owners sharing property lines to the Club complex. We are not objecting as members of Terravita. Thus, we neighboring property owners call upon the DRB to reinforce that the applicant cannot force any homeowners,</p>

living outside of TCC's 23 acres, to accept a newly created noise nuisance with their independently defined, arbitrary "acceptable" noise level -- levels that even their own sound consultant study says will be above current ambient sound levels. And, as the Board noted in the July 15 hearing, that study itself is flawed, incomplete and inadequate for the area specific to pickle ball noise. My neighbors and I support the July 15 DRB comments and suggestions that the applicant work with neighboring homeowners for a joint set of terms and conditions on acceptable sound abatement design specifications through an updated sound study prior to any further DRB action. Finally, I want to let you know that my neighbors and I are so very grateful for your time and effort. To us it demonstrates your integrity, dedication and commitment to your role on the design review board. Thank you. Sincerely, Deborah Lewis Terravita resident 6807 E. Amber Sun Drive Scottsdale, AZ 85266

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Deborah Lewis
--------------------	---------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	miramslewis@gmail.com
--------	--

Phone:	(435) 640-5166
--------	----------------

Address:	6807 E. Amber Sun Dr, Scottsdale 85266
----------	--

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Development Review Board](#)
To: [Garcia, Nicole](#)
Subject: Development Review Board Public Comment (response #382)
Date: Monday, August 2, 2021 7:29:56 PM

Development Review Board Public Comment (response #382)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/2/2021 7:29:27 PM

Survey Response

COMMENT	
Comment:	<p>DevelopmentReviewBoard@scottsdaleAZ.gov</p> <p>The noise issue of Bocce Ball at the Terravita Complex has not been evaluated. Bocce Ball uses metal balls hitting each other. It is not Quiet. Neither would be the many players on each court....it would be 4 players on each court or 8 players on the two courts which adds to the human noise as well as metal balls striking each other. This has never been mentioned by any of the TCC Board members to the Terravita Members, there was NO survey at all. Additionally, Terravita is not a restricted age membership. There are young people who have children. These children have limited play areas as the back yards are small and not grass areas. The one and ONLY grass area is part of the 23 acre Terravita Complex. It will be removed for the 2 Pickle Ball and 2 Bocce Ball courts. So, no consideration of the younger generation to be able to enjoy the quiet pool and grassy play area. Also, grandparents have their children visit. These children arrive with their children...the grandchildren use the grassy play area. Houses are like patio home with very small back yards so this area is so useful for members. Thank you for your consideration. It is difficult to understand the TCC Boards refusal to follow your wise thoughtful considerations needed to be made</p>

	in this Review Process. I greatly do Appreciate your good advice in this troubling presentation from the TCC Board. P.S. tennis is NOT as noisy as Pickle Ball Victoria Withers
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Victoria Withers
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Withers03@gmail.com
Phone:	(480) 280-8485
Address:	6855 E Amber Sun Dr.
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Projectinput](#)
Subject: Development Review Board Public Comment (response #383)
Date: Tuesday, August 3, 2021 9:22:08 AM

Development Review Board Public Comment (response #383)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/3/2021 9:20:24 AM

Survey Response

COMMENT	
Comment:	<p>Dr. Shakir Gushgari and Scottsdale DRB, I am writing this letter regarding Terravita Country Club's request for a permit to build two pickleball and two bocce ball courts on the property. Numerous residents have concerns about the noise level produced and the effects on the surrounding homes value and the pool area. The initial request has been sent back to TCC requiring further sound studies to include the area around the pool. A virtual meeting was held by the TCC board with a question and answer period to address residents' concerns regarding the noise level and placement of the pickleball courts. Questions were submitted electronically before and during the meeting and only those submitted during the meeting were answered. One question specifically asked if there would be a sound study done around the pool area and the answer was "no" and later in the meeting the president of the board stated that "no further sound studies would be done". That appears to be in direct conflict with the DRB request for further studies before approving project. As frequent users of the TCC pool, the prospect of having to listen to "tok-tok" while trying to relax is not something I look</p>

		forward to experiencing. Based on notes from the DRB meeting July 15th , I hope that the additional sound studies requested will be required of the TCC before any further action approvals are granted. Michael & Gloria Coleman 6711 E. Amber Sun Dr.
Comments are limited to 8,000 characters and may be cut and pasted from another source.		
PLEASE PROVIDE YOUR NAME:		
First & Last Name:	E. Michael Coleman	
AND ONE OR MORE OF THE FOLLOWING ITEMS:		
Email:	colephx4@alumni.nd.edu	
Phone:	(480) 993-3632	
Address:	6711 E Amber Sun Dr	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251		

From: [Development Review Board](#)
To: [Projectinput](#)
Subject: Development Review Board Public Comment (response #384)
Date: Tuesday, August 3, 2021 9:42:34 AM

Development Review Board Public Comment (response #384)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/3/2021 9:41:57 AM

Survey Response

COMMENT	
Comment:	Kathy Littlefield The noise of the bocce ball court next to the pool has not been addressed. They were to go in at the new grassy area next to the Desert Pavilion, part of the 23 acre complex. However, no grassy area there. NO grassy area any where. Gone forever. Terravita is not age restricted. This area was a place for children and grandchildren to play safely. Well, no more. Thank you for your time. Victoria Withers. 6 year resident
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Victoria Withers
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Victoriawithers1@gmail.com
Phone:	(480) 280-8485
Address:	6855 Amber Sun Scottsdale Az. 85266
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Projectinput](#)
Subject: Development Review Board Public Comment (response #385)
Date: Thursday, August 05, 2021 11:31:28 AM

Development Review Board Public Comment (response #385)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/5/2021 11:31:08 AM

Survey Response

COMMENT	
Comment:	<p>I am a new homeowner at Terravita and it has come to my attention that the board plans to construct two pickle ball courts adjacent to the existing tennis courts and the club swimming pool. I would be in favor of having pickle ball courts in our community but definitely not where the board has outlined the proposed location. This would be an unacceptable noise nuisance for anyone playing tennis, enjoying the pool, or nearby homeowners. This could negatively impact the value of our homes. My wife & I chose to live in Terravita mainly due to its having 6 tennis courts and a tennis club within its gates and feel it would be ruined by having pickle ball courts constructed in such close proximity to these courts. Please do not allow this to happen and disrupt what I consider ideal conditions currently.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	ANDY MOSES
AND ONE OR MORE OF THE FOLLOWING ITEMS:	

Email:	andy.moses1@gmail.com
Phone:	
Address:	33686 N 71st St, Scottsdale 85266
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #386)
Date: Thursday, August 05, 2021 2:03:43 PM

Development Review Board Public Comment (response #386)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/5/2021 2:02:51 PM

Survey Response

COMMENT	
	<p>To: Scottsdale Development Review Board Date: 4 August 2021 My name is Carl Kueltzo. I am a full time, twenty year, resident of Terravita. As a retired Urban Planner and current member of the American Planning Association, I am familiar with the parameters within which you must work in reaching your recommendations. And, as a body familiar with the design concepts embodied in modern "Planned Communities" such as Terravita, any major changes, as Picklball is in Terravita, I would hope, be reviewed comprehensively, as a major, general plan amendment. While municipal ordinances and regulations often make decision making easier, equally important, but less clearly defined, is the question of what is in "the best interest of the community, will the project enhance the broader community?" I will tell you from first hand experience as a resident, the attempts to "shoehorn" Pickleball onto the site proposed has been the most persistent and contentious issue dividing Terravita since I have lived here. The spatial demands of Pickleball simply cannot be accommodated on this site without severely impacting property values due to the demonstrated inability to mitigate the</p>

Comment:

noise of this sport. Realtors will attest to the fact that elevated ambient noise heard in a residence will lower its value. It may even become a “declaration” requirement for sale of a property. Homeowners have left Terravita due to Pickleball “trial” noise and the prospect of it coming to Terravita. They simply could not enjoy the time on their patios. Additionally, the tranquility of our many pool users, less than twenty feet away from the site, will be lost. Also destroyed will be an integral design element of Del Webb’s Master Plan for Terravita; the Community Green. This much used and loved “passive recreational” green open space is host to unstructured/informal play including badminton, lawn darts, croquet, bocce ball, and children’s tag. Dog owners love to “Meet & Greet” here as well. This open “view shed” will be lost to the detriment of the community if this proposal is granted. Realtors will also tell you that Terravita, is a highly desirable property and will remain so without two Pickleball courts. Now, as a member of the Board, I’m sure you have both heard and learned the meaning of the phrase “Planning is a Process”. As a degreed Planner, I will tell you the process in Terravita has been flawed from the start. Public involvement, even considering the Pandemic, has been poorly conducted. Even some Country Club Board members expressed negative comments regarding the conduct of the last Zoom meeting. Just an unacceptable level of community input. When I questioned the past president about surveying the entire community regarding the matter, his reply was essentially “Why bother, it won’t do any good”, implying this project would not be stopped. Smoke and mirrors, that’s what we are dealing with. If the demand is so great, two courts will underserve the 1380 homes in Terravita. This then may raise the need for limiting play and/or night time lighting. An unacceptable prospect not to be ignored! Scottsdale Parks Department will soon be building a new park outside our Scottsdale Road gate. The proponents requesting the courts in Terravita made six claims in their presentation as to why the New

<p>Scottsdale Park will not meet their needs. None of those claims are valid. None! This is a hand picked, Board smiled upon project put forth by a small number of diehard, misinformed and impatient Pickleball lovers. The Parks Department is well aware of Pickleball demand, needs and programs in North Scottsdale. In conclusion, to spotlight the critically important issue of noise mitigation, the proponents have put forth an inadequate study, the recommendations of which they have declined to accept and have stated they will not redo. Perhaps understandably! Let's see; wrap the courts up in blankets which will block any chance of a breeze, ignore Arizona's temperatures, and say the sound will be acceptable. Well, that's a plan! Even admitting the visual ugliness of the proposal, it continues to be pushed forward. Incomprehensible and indefensible. Please consider these unaddressed issues and problems with this request and recommend the submittal be denied. Thank you, Carl Kueltzo 6722 E. Amber Sun Dr Scottsdale AZ 85266</p>	
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
<p>First & Last Name:</p>	<p>Carl Kueltzo</p>
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
<p>Email:</p>	<p>cnkviking@gmail.com</p>
<p>Phone:</p>	
<p>Address:</p>	
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #387)
Date: Thursday, August 05, 2021 2:38:49 PM

Development Review Board Public Comment (response #387)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/5/2021 2:38:41 PM

Survey Response

COMMENT	
Comment:	<p>To Scottsdale Planning Board members re: 42-Dr-1993#3 As residents of Terravita since 2007, we have enjoyed our proximity to the Terravita Golf and Country Club. The Tennis courts are very close to us with no problems of unpleasant noise. However the prospect of adding pickleball courts within 230 feet of our home is of great concern because of the noise this sport creates. Terravita was built with the idea of living in the natural terrain of the Sonoran desert. The whack whack sounds of pickle ball play is not compatible with the original intent of our neighborhood. We ask that the proposed courts, Bocce ball included, not be approved because of noise pollution it will bring to our home and our neighbors homes. Respectfully submitted, Shirley and Larry Chetwood 6823 E Amber Sun Drive Scottsdale AZ 85266 schetwood@gmail.com 208 412 6004</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Shirley and Larry Chetwood

AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	schetwood@gmail.com
Phone:	(208) 412-6004
Address:	6823 E Amber Sun Drive Scottsdale AZ 85266
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #388)
Date: Thursday, August 05, 2021 3:59:59 PM

Development Review Board Public Comment (response #388)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/5/2021 3:59:46 PM

Survey Response

COMMENT	
Comment:	<p>To: shakirg@skgaz.com; kathy@kathylittlefield.com; citycouncil@scottsdale.gov Subject: Letter RE: Terravita Pickleball Courts Dear Ms. Littlefield and Dr. Gushgari: I have been a member of a pickle ball club and enjoy the game. However, I can't imagine how insensitive it was for the Terravita board to vote in favor of constructing pickle ball courts as close as 75 to 100 feet from their neighbor's homes. It would be different if Terravita had pickle ball courts in place when we bought our home. We at least would have had the choice of purchase, as we did when we bought so close to the tennis courts. We do hear the noise from the tennis courts and at times from the occupants of the pool area. But to add the very annoying sounds emanating from close by pickle ball courts is just unacceptable. It is nothing more than constant noise pollution and much more annoying than very loud music coming from a neighbor's home. I have lived in the gates of private clubs for many years and there are "generally provisions in the CC&Rs that prohibit anyone, including the association, from causing any resident a nuisance or undue discomfort". The constant clacking of a</p>

<p>hard plastic ball against a hard paddle continuously throughout the day, hour after hour, followed by the "excited screams of enthusiasm and encouragement after every point" is incredibly abusive. We will not be able to enjoy outdoor dining with friends or enjoy peace, quiet and relaxation in and around our own homes. If Terravita must have pickle ball courts, then construct them no closer than 700 feet from the closest home. Thank you. Sincerely, Buddy Sklar & Melanie Heavlin Sklar 6839 E Amber Sun Dr. Scottsdale, AZ 85266</p>	
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
First & Last Name:	Stanley "Buddy" Sklar
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
Email:	budsklar@aol.com
Phone:	(760) 218-0366
Address:	6839 E. Amber Sun Dr, Scottsdale, 85266
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [Development Review Board](#)
To: [Projectinput](#)
Subject: Development Review Board Public Comment (response #389)
Date: Thursday, August 5, 2021 9:54:40 PM

Development Review Board Public Comment (response #389)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/5/2021 9:54:17 PM

Survey Response

COMMENT	
Comment:	<p>RE: 42-DR-1993 #3 On August 19, 2021, the Scottsdale Development Review Board will hold a second meeting on the efficacy of the proposed building of two pickle ball courts on the grassy area between the community pool and tennis courts. I attended the first meeting via zoom and came away with the following: While the Review Board had no issue with the site of the proposed pickle ball courts, the Board found that elements of the sound study and mitigation recommendations were lacking . The Review Board sent the proposal back to the TCC Board of Terravita to be updated, upgraded with input from the residents. I attended the TCC Board Meeting. I am sorry to say that our Board did not follow through with the Scottsdale Review Board's recommendations. Our TCC Board will not call for a new sound study which would first identify the correct type of sound emanating from pickle ball play affecting both homeowners and pool users and create appropriate sound mitigation tools with that information. The TCC Board did not commit to contacting residents living within 750 feet of the proposed courts for their input. Our common area can not be expanded.</p>

<p>Suffice it to say, Del Webb developers did not anticipate using the common area to include an activity like pickle ball, with it's unique sound issues, which would degrade the ability of homeowners to sell or enjoy their property without being negatively impacted. Selling prices in Terravita are up significantly without pickle ball courts in our community. A new sound study and recommendations which takes in to account 1. the impact of noise on homeowners and pool goers 2. input from residents that are directly affected is needed and is a realistic expectation.</p>	
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
First & Last Name:	ilene Shapiro
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
Email:	ileneshapiro@hotmail.com
Phone:	(312) 636-3791
Address:	32602 N 71st St, 9A
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #390)
Date: Friday, August 06, 2021 11:20:43 AM

Development Review Board Public Comment (response #390)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/6/2021 11:20:00 AM

Survey Response

COMMENT	
Comment:	<p>Dr. Gushgari , I bought into lovely peaceful Terravita 6 yrs ago. . Noise is now considered one of the major BIG Stressors in life. Unhealthy to have to listen to the aggravating loud voices that will watch PickleBall players in their overlooking site. The noise of bocce ball has not be evaluated as Metal balls hit each other. Two courts can add a great deal of noise, plus the viewers cheering. There has been no SURVEY of 750' home owners. NO SURVEY. There is no desire to talk with owners who are concerned about the way the noise evaluations were made. After all, I was told I will just have to get used to the noise.From My house I can hear the tennis pro giving his lessons. Many houses will be losing their values not gaining values as being said on Terravita web site. I have been told at least several hundred thousand by someone who buys, fixes, and sells homes in Terravita. Thank you for listening to my concerns. Victoria</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	

First & Last Name:	Victoria Withers
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Withers03@gmail.com
Phone:	(480) 280-8485
Address:	6855 E Amber Sun Dr.
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #391)
Date: Friday, August 06, 2021 11:27:47 AM

Development Review Board Public Comment (response #391)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/6/2021 11:27:13 AM

Survey Response

COMMENT	
Comment:	<p>Dear Scottsdale Development Review Board, I'm writing regarding Terravita Country Club's (TCC's) desire to build pickle ball courts adjacent to the swimming pool, tennis courts, and close to a number of homes all of which will be impacted by the associated noise. I was very pleased at the July, 2021 suggestion of the Development Review Board that TCC have two professional sound studies done and address the results and any suggestions from these studies with the impacted homeowners to reach a mutually agreed solution. Unfortunately TCC has chosen to not heed the advice of the Development Review Board. It is unfortunate that the leadership of TCC has chosen to be so arrogant in completely ignoring the concerns of the residents and the recommendations of the Development Review Board. I ask that you hold TCC accountable for this insolent behavior and that you withhold approval of the project. Please help protect the homeowners that are negatively impacted by TCC's proposal. Regards, Michael Gregory Terravita Resident 33124 N 71st Street Scottsdale, AZ 85266 michaelagregory@gmail.com 480-717-2565</p>

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Michael Gregory
--------------------	-----------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	michaelagregory@gmail.com
--------	--

Phone:	(480) 717-2565
--------	----------------

Address:	33124 N 71st Street, Scottsdale 85266
----------	---------------------------------------

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Development Review Board](#)
To: [Garcia, Nicole](#)
Subject: Development Review Board Public Comment (response #392)
Date: Saturday, August 7, 2021 8:11:27 AM

Development Review Board Public Comment (response #392)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/7/2021 8:10:49 AM

Survey Response

COMMENT	
Comment:	<p>RD 42-DR-1993# I am writing in response to the request from Terravita to build two pickleball courts. The vast majority of the community is certainly in favor of this project. A significant portion of the community is opposed to the site selected by the Board. The site is too near the pool and to homes on Amberson Way. In addition, two courts will certainly not be enough and the board will soon be looking for additional space. There are other sites available which do not impede on the grass area in question, already have electricity and water, are close to rest rooms, and are further away from residential homes. These alternative sites do not have the sound mitigation issues as the grass area does. We can study the sound from the grassy area and put up sound mitigation fences....all to no avail. The board needs to consider these sites. We need to do this right the first time so we do not have to do it again.</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Bud Shapiro

AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	budshapiro@hotmail.com
Phone:	(312) 617-0156
Address:	32602 N. 71st St. Scottsdale AZ 85266
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Garcia, Nicole](#)
Subject: Development Review Board Public Comment (response #393)
Date: Saturday, August 7, 2021 1:37:38 PM

Development Review Board Public Comment (response #393)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/7/2021 1:36:29 PM

Survey Response

COMMENT	
Comment:	<p>Dr. Gushgari, I am a young resident who walks 2 dogs twice a day along Amber Sun to the Clubhouse past tennis courts, pool, fitness center and back. The NOISE can reach the sidewalks easily. They are not considered as part of people to be surveyed or considered. If owners' dogs bark too much they can be asked to leave Terravita. DOG noise that is annoying is not to be tolerated. Why then the noise from pickle ball and observers noise to the walkers not to be considered. The DVB suggestions? There is no SURVEY. Terravita Web site says Terravita is a dog friendly community. But it seems if one complains about noise PB concerns they are told move to Wickenburg. ? If one complains about Board not caring about ALL the members they are told the TCC Board have the power to do what they want. You need to be more modern.....I believe I have good morals and values ...- perhaps that is old fashioned, today.</p> <p>Allison</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	

First & Last Name:	Allison Withers
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Wither03@gmail.com
Phone:	(480) 658-5300
Address:	7016 Stone Raven Trail
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Garcia, Nicole](#)
Subject: Development Review Board Public Comment (response #394)
Date: Monday, August 9, 2021 8:20:44 AM

Development Review Board Public Comment (response #394)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/9/2021 8:18:38 AM

Survey Response

COMMENT	
Comment:	<p>This comment is in relation to the placement of pickleball courts in Terravita Golf and Country Club Case 42-DR-1993#3 I just reviewed the video of the July hearing before the Board with Drew Augustine presenting. One of the Board members addressed the orientation of the courts and said (I am paraphrasing) that it was commendable the the placement of the courts saved some of the trees that were located near the proposed courts. In regard to the trees and cactus, a number of them will be removed, a huge mesquite tree, and approximately 2-3, mature Saguaro Cactus. The reason for this is that they are squeezing in two Bocce Courts where these trees now stand. Secondly the courts are not oriented as recommended by the Acoustics Group Inc,(AGI) which was East to West in order to better mitigate the noise for the neighbors and the pool The proposed courts will be oriented North to South which directs the noise directly toward the neighboring homes(210 feet from the courts) and toward the pool just 40 feet from courts. It will be even more so, because now they are not going to surround the courts with acoustical blankets as AGI recommended. TCC's</p>

<p>goal is obvious, they feel they have to be competitive with newer communities and provide this amenity at all costs. They have not considered the impact on peace and quiet that the neighbors were guaranteed when they bought their homes and those who meet at the one and only green grass space in the community . That is why Dell Webb designed that green space, a place that is meant to facilitate peace and quiet. I meet there everyday with my friends, some walking dogs some come just for chit chat and comradery. I hope you can see through their smoke and mirrors, they have not been truthful with you. I still remember the comment that pickle ball is quieter than tennis. Where are they coming from especially when they are not following any of the AGI's recommendations. Thank you, Anne McDonald 20 year resident of Terravita</p>	
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
First & Last Name:	Anne Mcdonald
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
Email:	M.ISLANDS1976@GMAIL.COM
Phone:	(480) 390-8469
Address:	6652 east soaring eagle way,
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [Development Review Board](#)
To: [Garcia, Nicole](#)
Subject: Development Review Board Public Comment (response #395)
Date: Monday, August 9, 2021 10:55:17 AM

Development Review Board Public Comment (response #395)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/9/2021 10:51:10 AM

Survey Response

COMMENT	
Comment:	<p>Dear Dr. Gushgari and members of the Development Review Board, We appreciate your thoughtful consideration on this matter at your July 15th. meeting, resulting in further review at the August 19th. hearing. This has been a long (7 or more years), stressful, frustrating struggle for dozens of concerned residents versus committees and HOA boards, who are on their 3rd. attempt to change a particular area that will forever affect our quality of life. PLAIN AND SIMPLE— Construction should not be permitted on THIS site: 1. Without consent of those residents directly impacted by the NOISE. (They don't want it!) 2. Without a 2/3rds. community approved vote per the C.C. & R.s —Article IV paragraph 4.09. Thank-you, Gail and Gary Nelson 25 year residents of Scottsdale and Terravita</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Gail, Gary Nelson
AND ONE OR MORE OF THE FOLLOWING ITEMS:	

Email:	gnelson57@centurylink.net
Phone:	(602) 793-8462
Address:	34312 N 68th. Place
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Garcia, Nicole](#)
Subject: Development Review Board Public Comment (response #396)
Date: Wednesday, August 11, 2021 8:08:35 AM

Development Review Board Public Comment (response #396)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/11/2021 8:07:21 AM

Survey Response

COMMENT	
Comment:	<p>Dear Review Board Members: As a 15 year resident who purchased in Terravita because of the Olympic size pool, swim lanes, and beautiful tranquil area surrounding the pool, I see that being taken from me. Gone will be my socializing, reading, swimming, napping in the sun around the pool. I enjoy pickleball. But building a court in the proposed location will destroy the ambiance of the pool. The pickleball committee has not proven to any of us how they can guarantee sound mitigation. My sympathies are with the home owners in the immediate area for daily living and for resale opportunities. I whole heartedly agree with March Antonio's comments and ask your Board to: 1) Direct Terravita to have an 'independent' second sound study completed for the proposed location. 2) An agreed upon written plan for what technical noise mitigated will be required and what equipment is mandated for play. 3)An agreed upon written plan for days and hours of play, rules for players waiting to play and how rules will be enforced. 4) An agreed upon post-construction sound study to be conducted on actual noise during play, with both pickleball courts and both bocce ball courts in use at the same</p>

	<p>time. This study will then be compared to the original projections for any necessary corrective actions. I attended the Zoom meeting on July 26th and received no answers to any of the above by the Board of Directors. Terravita residents were never surveyed about wanting a pickleball court - let alone by the pool backing up to homes Again, I urge you to insist the Pickleball proponents answer our concerns. Respectfully, Nancy Nelson</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
First & Last Name:	Nancy Nelson
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
Email:	dnnelson@mac.com
Phone:	(952) 239-5853
Address:	33722 N. 71st Street Scottsdale AZ 85266
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

July 28, 2021

Dr. Gushari, Vice Chairman
City of Scottsdale
Scottsdale Design Review Board
Scottsdale, AZ.

**RE: TERRAVITA COUNTRY CLUB
INSTALLATION OF NEW PICKLEBALL COURTS**

Dr. Gushari . . . and other Design Review Board members: I would like to first say, how much I appreciated the time you took and the questions you asked during the July 15th Hearing which I zoomed. I could tell that each of you had read the letters submitted by the homeowners that were not in favor of the pickleball courts and expressed concerns over sound. Your questions were direct, relevant and thoughtful.

On July 26th, the Board of Directors held a Zoom meeting which included Pickleball Report on the Agenda. An e-mail went to the Residents regarding this meeting and how to zoom attendance. You were given the alternative of e-mailing your questions prior to the meeting to the Troon Management or typing them in during the Zoom meeting. I typed my questions (9 of them) and emailed to Troon. When the meeting came time to ask and answer questions, I noticed that NONE of mine were being read. When I typed in were my questions going to be read and addressed, I was told "we emailed you this afternoon". When I read the email later that evening, I was basically told that my questions were already answered on the Terravita Website. Seriously? My intent was to engage the Committee in discussion, as well as, all of the Residents listening.

Here are a few things that you need to know:

I live on a cul-de-sac with 7 other homes. We all have backyards that face the pickleball area with a wash and road in between. I WAS THE ONLY HOMEOWNER WITHIN 750' THAT RECEIVED WRITTEN NOTIFICATION. NONE OF MY NEIGHBORS RECEIVED ANYTHING. I spoke with each of my neighbors regarding this notification. I know they fall within the 750' due to our small lot sizes and closeness of the homes.

At the July 26th Committee meeting a homeowner asked if any of the 60 homeowners against Pickleball had been contacted since the Hearing regarding their concerns. Answer: NO.

None of the Recommendations from the City Board were even addressed at this meeting.

There are approximately 1,400 homes in Terravita. Per the Board 150 were for pickleball and 60 were against. The homeowners in Terravita WERE NEVER surveyed as to whether they wanted pickleball. What about the other 1,100 homeowners? Since Terravita is a snowbird subdivision, how many of the 150 are full-time residents? How many are part-time residents? Having managed HOA's, I would have expected at least a 40% response (positive or negative) before moving forward and/or modifying the subdivision.

Page 2, continued.

As a lap swimmer, I know that the noise level will travel up and over to the nearby pool. This is a reality (due to the proximity of the courts) that they do not care about. The lap pool was 90% of the reason we bought in Terravita. Their proposed sound modifications are irrelevant for this amenity.

They state that the court will only be open for play "9-5, with special equipment". Really? Who is going to monitor this? Management? They don't manage the Swimming Pool area for people using it without Guest Passes, kids under 6 going in the jacuzzi and kids screaming and playing ball games in the Lap Lanes. I lived here for 5 years, and only in 2018 did Management monitor the pool. Note: this was before Troon took over management.

Pickleball is always about the sound! Every developer in the United States knows this. Typically, due to this issue, courts are designed and installed in appropriate areas away from the homes being built.

I am not against Pickleball . . . only against it being built in Terravita.

Public Courts are available in the area! Public Courts will be built on Asher Hills which everyone can ride their bike to.

I appreciate your time and look forward to your efforts in asking the "tough" questions moving forward.

Renae Lindley & Bill Marquardt
6943 E. Purple Shade Circle
Scottsdale, AZ 85266

From: [Gay Hohner](#)
To: [Development Review Board](#)
Subject: 42-DR-1993#3 (Terravita Pickleball and Bocce Courts)
Date: Thursday, July 15, 2021 11:50:34 AM

External Email: Please use caution if opening links or attachments!

I attempted to send the below info via Development Review Board's agenda page. It took several attempts to get site to accept the code necessary to submit. So I am not sure whether or not it ever worked. Below is copy of what I tried to send earlier.

Attn: Kathy Littlefield

42-DR-1993#3 (Terravita Pickleball and Bocce Courts)

The City of Scottsdale Development Board should not approve this project. The fact is there is not adequate buildable space available in Terravita to build pickle ball courts. This concept was thoroughly studied by the Country Club Board before and rejected. (Bocce ball courts?? I have no idea where that idea came from. Not widely publicized, and not sure Bocce ball courts are consistently shown in project materials.) The many problems include legal, drainage, environmental, and aesthetics issues.

Paving over this much land in this tiny, cramped space will change the aesthetics forever, and will further raise the temperature in what used to be a tiny oasis. There are three, very large, mature saguaros next to the walkway pylons. They are too large to be good candidates for relocation.

A. Questions COS Development Board should consider include:

1. Legal issues: who owns property that abuts the proposed project to the south.
2. Negative environmental impact on drainage and loss of mature plant materials.

Compare to the historical aerial photos of 2000 - 2010, and you will see the trend of continued loss of tree cover and plants on Terravita Country Club land.

3. IF the project is even physically feasible to place court walls against the walkway pylons without disrupting foundations of the walkway pylons, the aesthetics will be ugly from the walkway. According to illustrations the walls of the courts look like they actually stick into that tiny space between pylons.

B. Land ownership, drainage easements, and construction access.

1. The proposal is on a Terravita Country Club owned Parcel that includes drainage easements.
2. Per City of Scottsdale parcel information interactive map, Terravita Country Club does not own the Vista Corridor that directly abuts this proposed project parcel. Note that Vista Corridor extends into the Country Club parcel. (And, in fact, not long ago the Terravita Community Association was asked and paid to maintain drainage on the Country Club Parcel.
3. Paving over scarce land will negatively affect the Vista Corridor with increased runoff. Gone would be many trees, plants and the only public turf area in all of Terravita's over 800 acres.
4. The Vista Corridor appears to be the only construction access, and it is not owned by Terravita Country Club. Great damage will occur to the banks of the Vista Corridor

if the Terravita Community Association (owner) were to give permission for construction access.

Thank you,
Gay Hohner
Terravita Homeowner.

From: [Allison Withers](#)
To: [Development Review Board](#)
Subject: Fwd: Pickle Ball at Terravita
Date: Thursday, July 29, 2021 4:33:42 PM

External Email: Please use caution if opening links or attachments!

Sent from my iPad

Begin forwarded message:

From: Victoria Withers <victoriawithers1@gmail.com>
Date: July 29, 2021 at 4:09:57 PM MST
To: Allison Withers <withers03@gmail.com>
Cc: Marshall Antonio <marshall@marshallantonio.com>
Subject: Pickle Ball at Terravita

Dear Dr. Shakir Gushgari,

July 29, 2021

I am very concerned about all the going ons in relation to the addition of these courts.

First, the Real Estate Agents were talking that the Courts are a done deal way before the vote of the Board on having Courts. They said we know the Board will vote yes. This is what they were telling buyers. It appears the decision was already made up to vote yes.

Actually after 60 some emails of Terravita residents talking about concerns of noise, now over the 750' including many more houses, 3 of the 7 Board Members voted NO.

The Terravita Country Club Board has said they conducted a Survey. Many More than Several of the homeowners have never received AnY survey about the Pickle Ball Courts.

The only recent survey was one done to all Terravita residents as an email survey from the HOA about facing homes with stones or rocks, asking if one was in favor or not. Many residents answered NO and that was the end of that. This shows it is not impossible to notify affected ALL members in possible actions of a Board even though it was only a cost to each member desiring rock fronted homes. And these Pickle Ball Courts are now an estimated cost close to \$300,000.and NO SURVEY of Terravita home owners. Not one.

We were told there would be a grassy area added in back of the Desert Pavilion with the bocce ball courts. That information is changed to bocce ball courts on the grassy area known as the croquet court. The croquet players were never asked if they minded there would be no more croquet on the grassy area by the pool. I like croquet. And there is no use of this area behind the Desert Pavilion planned at all.

What will be the rules for use of these courts..and Who will enforce the rules.?

There are residents who are not good about speeding, walking in the streets, blocking sidewalk traffic and not picking up after their dogs messes. Will they follow rules ?

Some Members are shaming others by saying you are not being a good member by not giving up at least one tennis court to the Pickle Ball players. I play tennis. What will happen if these Pickle Ball players do not get their grassy area replaced by their 2 Courts? Oh, and are 2 Courts enough? Where will they expand but the Tennis courts.? Are there 150 or 300 players as we are told. That is a lot of players on two courts.

However, I wonder what will happen to the ONE and ONLY POOL with noise. It is strongly controlled about noise now with no boom boxes, cell phones or loud conversations. It a place of peace and quiet.

There are home values that will be affected by this noise in their back/front yards and all residents by the noise at their POOL and the only grassy area that is available to members in a desert land place.

I say find another location. But, the TCC Board did not care to Implement any of the goo recommended suggestions by your Board at their recent Board meeting . There is an attitude of we are the BOARD and we do not have to listen to anyone.....it's our decision and our vote. I thought Boards are to represent the entire membership of the Terravita Community.

It is sad there is no consideration by the Board of TCC of the members.
Allison Austin Withers
7016 Stone Raven

From: [Victoria Withers](#)
To: [Development Review Board](#)
Subject: Fwd: Pickle Ball Terravita
Date: Thursday, July 29, 2021 4:34:26 PM

External Email: Please use caution if opening links or attachments!

Sent from my iPad

Begin forwarded message:

From: Allison Withers <withers03@gmail.com>
Date: July 28, 2021 at 4:48:04 PM MST
To: Victoria Withers <victoriawithers1@gmail.com>
Subject: Pickle Ball Terravita

Dear Dr. Shakir Gushgari,
28, 2021

July

I am concerned about Respect of the Pickle Ball Committee and now the Terravita Country Club Board for the residents , the home owners , by not notifying these Members about the desire for courts and the locations. I believe a Survey of the Entire Membership should have taken place.

When I suggested this several times in phone call and letters I was told the Board has all the power to make decisions and do not have to inform the membership. I disagreed and continue to disagree.

Over 5 years ago there was trial use of some tennis courts for Pickle ball. There were some meetings of the Terravita Membership and voices were listened to. Use was past play times, courtesy was missing and use of loud voices including many swear words often. It was turned down and promises made to end this addition to Terravita activities, forever. Seems, promises mean absolutely nothing. Words are worthless.

These are examples of following rules every where at this time with some of Terravita residents; for example dog walkers have the responsibility to pick up after their dogs and they are not very good at this. Our club manager Rich has complained in his weekly email about this. My daughter walks her dogs twice a day and picks up after other people's dogs frequently because she is responsible. There is the safety of walkers who have to walk on the sidewalk. If there is one in a community and someone walks in the street it is a misdemeanor. There have been many email reminders by the Terravita Home Owners Association. Then there is the speeding issues by members.....so where is respect for the beautiful community of Terravita.? Another example : a TCC Board Member who said if you don't like the Pickle Ball noise move to Wickenburg. Also this same person said \$250,000 or more is not enough to build 2 good Pickle Ball courts so he will play at Pickle ball courts at other places and he then actually voted for the Courts here. Surely, lack of respect of members.

My largest concern is that there is only ONE swimming pool for 1,300 residents and to Ruin it by noise is unbelievable. The Boulders has 3 pools members can use and added pools in the residential areas. I cannot conceive that 2 courts will be enough for 150 pickle ball players.....8 persons per courts per hour in an 8 hour day is not a use allowing the number I was told....300 players. Others have been told 150 players.....where were their letters? In favor? I just heard the meeting and no pro letters were given to the City of Scottsdale committee. So, how many people are there? There is pool noise control now.....no boom boxes, no cell phones and no loud conversations. In the past though there has NOT been good supervision of the swimming pool....so how are the planned courts going to be supervised? What are the rules ? Will this group of players honor the use rules.?

Oh, yes. There is a dark sky concept in Terravita with lights at the homes and in the streets. How did the tennis Courts get lights? Two Courts ..3/4 are lighted and ...stay on times past the City of Scottsdale rules of 10:00. My house overlooks these courts and I have added an

Awning to block the light that I had to get permission from the HOA. The large Mesquite Tree also blocked the lights but it was just uprooted in the storm July 17. And is now in pieces removed. Will the Pickle Ball courts have lights? Of course if tennis has it, then they should as well. That will be the demand.

Now, the next item of thoughtlessness is the grassy park...now , .also called the Croquet

Court allowed use by any and all members of Terravita. Dogs visit, neighbors meet, friends become friends. There is only ONE GRASS area here. This is a valuable piece of nature in a desert community of desert trees , desert shrubs, and desert cactus. No grass lawns one can visit are here...but there is a golf course but no one is allowed on the golf cart path before 7 or after 7 like some other clubs. It is a big No No No for non golfers to set a foot on the course. Were the local croquet players consulted. I play croquet but no more here. My back yard is like most...small....not room.and no grass either.

To put it together, Terravita residents purchase their homes for the beauty of the property. The large trees, the beautifully landscaped yards, the soft colors of the homes and the open spaces not built in where natural washes abound. The HOA is a responsible party to keeping high standards of rules followed.

I choose Terravita even after hearing the many eventful stories of members over the years. The Board could have unintended consequences for not doing a Survey of the Membership. After all they use the facilities. Country Clubs with limited use area cannot expand at the whims of a few and ruin what everyone uses...the pool and the loveliness of our community. The saddest part is when persons don't get their way they become rather terrible. One member has never set foot in the CLUBHOUSE AFTER pickle ball was turned

Down. Several neighbors have already sold their houses fearing values would be reduced and if hadn't had hip surgery and redone everything in my house at considerable expense i would sell and move. I came to Terravita for peace and quiet. It is going away fast. Sad I am.

Victoria Withers

6855 E. Amber Sun Dr.

From: [Mark Levine](#)
To: [Development Review Board](#)
Subject: Terravita Pickleball
Date: Thursday, August 05, 2021 11:21:30 AM

External Email: Please use caution if opening links or attachments!

Dear Scottsdale DRB Members,

I thought it might be useful to you and the DRB to know about an aside issue that is independent of the Pickleball project technicalities. I became aware of this issue after I attended the July 2021 Terravita BOD meeting which included a weak PB update - of sorts.

The BOD President's disingenuousness towards all matters and objections regarding PB lead me to believe that left unchallenged, PB will become the irritant that we are trying to avoid.

First of all, the BOD president claimed he could not hear anything at the City DRB meeting because of poor acoustics. That implies that all of the DRB's comments and feedback are about to go unheeded. No new sound survey, no updated study, and no complete outreach to affected homeowners, which were all recommended by the DRB. No new additions of concerned residents to the ad hoc committee either.

We have also learned that the previous homeowner outreach efforts were not effective, and that previous meetings about PB were selectively open to some affected homeowners and closed to others. This is not a Board that can be trusted on the PB issue. While that is our issue to be resolved during our next election, the DRB should be sensitized to the type of applicants they are dealing with.

I know enough about noise science to know that our President knows NOTHING about it. He is just a representative parroting content from standard cookbook slide presentations. If there are any other homeowner credentials on the PB committee aside from the consultants, they have not been identified. The consultants may or may not be qualified to measure or analyze the impulse type noise that PB generates, but they certainly have not addressed it in any meaningful or mitigative way.

There have been too many untrue statements issued by our BOD president without adequate rebuttal. The statements don't stand up to scrutiny. Maybe our President believes it all, but that doesn't make any of it true. If you think it would provide useful context, I can send you a copy of an email I sent to the Board President several months ago - and the woeful non-response I received from him. He is not representing all of us, and appears overly determined on driving this project through come hell or high water. We are asking the DRB to hold the BOD President's feet to the fire to prove that the necessary due diligence was performed by the PB committee and that all residents' concerns have been adequately addressed (they haven't so far).

The BOD's meetings are dial in Zoom meetings and the Board controls the agenda and the comments. They selectively address some questions about PB and reject others. This format fits their MO for PB - which is to ignore the realities. They are gaslighting the Terravita residents, and they will gaslight the DRB if given a chance.

Feel free to contact me for additional feedback. Thank you for your consideration of this feedback and for your dedicated service in ensuring that all citizens' concerns are being properly addressed.

Regards,

Mark Levine
6971 E Thirsty Cactus Ln
480-399-8330

From: [Allison Withers](#)
To: [Development Review Board](#)
Subject: Terravita Request for Pickle Ball Courts
Date: Wednesday, August 04, 2021 3:54:40 PM

External Email: Please use caution if opening links or attachments!

Good day Dr. Shakir Gushgari,

It is very disturbing to learn that the TCC Board President, Drew Augustine is not truly forthcoming in his words. I have heard a varying number of players from 50 to 150 to 300.

What will happen if 2 courts are not enough? A person is shamed if they say please do NOT take over our tennis courts if the 2 courts are not enough.

No one has stated what the hours and days will be. No one has contacted any member. There is no communication with homeowners. No RULES forth coming. We are kept in the dark.

There was a recent TCC Board meeting where questions about Pickle Ball courts could be asked. The questions needed to be turned into Rich Riffle, the Manager. There were home owners with questions turned into Rich that were never read nor answered. It appears there is all avoidance with any Member discussion. ANY Consideration of affected home owners is AVOIDED. There NEVER was a Survey of the affected home owners or of the TOTAL Terravita membership.

No person I can find on Amber Sun has been asked if the said noise projections from the Pickle Ball Courts is fine. In fact we and others within the 750' radius have not been either Surveyed or Asked their opinions on this matter. The noise study as presented is not OK.

We, the homeowners affected by noise are NOT considered. Decisions to move ahead by drying up the grass area and marking the trees to be removed when there is a request before the Development Review Board either approved or declined is disrespectful.

I have emailed my opinion that the entire membership needs to know about the pool which will have noise and the removal of the grass area. I was told I am not modern in my thinking and this Club needs to move ahead with the plans to modernize it. The TCC Board has the POWER to make decisions without the Membership being made aware of these changes,

My house 6855 Amber Sun overlooks the Court 6. I can easily hear the Pro. giving lessons. Pickle Ball courts will definitely have a negative effect on my home values. I have been told the average would be \$100,000 or possibly more. I have finished more improvements on my house and am recovering from a full hip replacement. As the Terravita membership was told after the last try over 5 years ago Pickle Ball was turned down after several Of the Membership meetings. The membership was told that is the end of Pickle Ball at Terravita. I believed that promise and continued on upgrades. If I had know there would be NOISE unresolved I would have sold my house and moved. Several Amber Sun people already have.

Thank you for reading our letters with our concerns.

Victoria Withers
Resident of Terravita 6 years
Resident of Carefree 30 years
Resident of Arizona since a youngster age 3

Sent from my iPad

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #396)
Date: Wednesday, August 11, 2021 8:08:22 AM

Development Review Board Public Comment (response #396)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/11/2021 8:07:21 AM

Survey Response

COMMENT	
Comment:	<p>Dear Review Board Members: As a 15 year resident who purchased in Terravita because of the Olympic size pool, swim lanes, and beautiful tranquil area surrounding the pool, I see that being taken from me. Gone will be my socializing, reading, swimming, napping in the sun around the pool. I enjoy pickleball. But building a court in the proposed location will destroy the ambiance of the pool. The pickleball committee has not proven to any of us how they can guarantee sound mitigation. My sympathies are with the home owners in the immediate area for daily living and for resale opportunities. I whole heartedly agree with March Antonio's comments and ask your Board to: 1) Direct Terravita to have an 'independent' second sound study completed for the proposed location. 2) An agreed upon written plan for what technical noise mitigated will be required and what equipment is mandated for play. 3)An agreed upon written plan for days and hours of play, rules for players waiting to play and how rules will be enforced. 4) An agreed upon post-construction sound study to be conducted on actual noise during play, with both pickleball courts and both bocce ball courts in use at the same</p>

	<p>time. This study will then be compared to the original projections for any necessary corrective actions. I attended the Zoom meeting on July 26th and received no answers to any of the above by the Board of Directors. Terravita residents were never surveyed about wanting a pickleball court - let alone by the pool backing up to homes Again, I urge you to insist the Pickleball proponents answer our concerns. Respectfully, Nancy Nelson</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
First & Last Name:	Nancy Nelson
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
Email:	dnnelson@mac.com
Phone:	(952) 239-5853
Address:	33722 N. 71st Street Scottsdale AZ 85266
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: andjay2@aol.com
To: [Development Review Board](#)
Subject: Pickleball at Terravita
Date: Tuesday, August 10, 2021 10:47:00 PM

External Email: Please use caution if opening links or attachments!

Dear Scottsdale Review Board,

We are newer full time residents to Terravita, just 3 years. It is my understanding that Terravita went through a similar request for pickleball several years ago and that it was turned down due to NOISE.

Just a little bit about me - sorry to bore you. I have played competitive tennis most of my life: Junior tournaments, High School, Division 1 and USTA. I love tennis BUT I am crazy about pickleball. It is a great work out, fun and very social. So when I heard about Terravita possibly getting a couple of pickleball courts I was excited to attend some committee meetings.

It was an eye opener. These committee members wanted pickleball no matter what and they didn't care that the NOISE would impact the quality of life for their neighbors and fellow Terravita members. I found their Noise Report suspect in the way it was presented. I was very disappointed.

Their arguments in favor of pickleball included

- "it will increase the value of their property." Well, that would only be if they sell. If they sell then they won't have pickleball. Or if they die but then they won't have pickleball.
- "if it is too noisy at the pool, for an additional \$25,000 we can put a water fountain in." DUH, isn't that admitting pickleball is NOISY!

So just some other observations...

- The grassy area between the tennis courts and the pool is an oasis for many dog owners who don't swim, use the gym or the tennis courts. Moving this area to the Desert Pavilion will be right next to someone's home and a much smaller area.
- The noise from pickleball will disturb people (mainly snowbirds) who spend ALL DAY at the pool in the winter, sleeping and reading. Sunbathers who rent in the winter won't like the noise either.
- I would hate to live near the noise. These poor homeowners can't sit on their patio and enjoy a cup of coffee in the morning.
- I have noticed several articles in the news lately about pickleball. The complaint is the constant NOISE. Noise from the equipment. Noise from the participants.
- An ugly, thick "noise deflecting" wall can cause the noise to travel further. Not unlike the sound walls along the freeway.
- \$253,000? Really? For \$100 we could have 4 courts painted on the "Stadium Court". No one ever watches anyone playing tennis on that court anyway.
- Pebble Creek in Goodyear will soon have 40 pickleball courts for 8,000 homes and that will not be enough. That is 1 court per 200 homes.
 - 2 courts in Terravita (1380 homes) will not be enough.
- 2 courts in the parking lot seems to be a good location, end to end, right across the wash from the gym. There is so much parking at Terravita, losing 6 or 8 spaces won't make a difference. And it is far from all the houses.

I honestly don't care if there is pickleball at Terravita. If we get it I will play. If we don't I will still play at Thompson Peak Park where the competition will be head and shoulders above the level of play we will ever get at Terravita. And I look forward to the pickleball courts I hope will be going in at the park behind the Target on Ashler Hills.

Thank you for all you do for the City of Scottsdale. We love it here.
Sincerely,
Nancy Katz
Pickleball at Terravita but not at the expense of our fellow neighbors.

From: [Victoria Withers](#)
To: [Development Review Board](#)
Subject: Fwd: Pickle Ball Terravita
Date: Monday, August 9, 2021 9:04:07 AM

External Email: Please use caution if opening links or attachments!

Dear Dr. Shakir Gushgari,

August 9, 2021

>>

>> I am concerned about Respect of the Pickle Ball Committee and now the Terravita Country Club Board for the residents , the home owners , by not notifying these Members about the desire for courts and the locations. I believe a Survey of the Entire Membership should have taken place.

>> When I suggested this several times in phone call and letters I was told the Board has all the power to make decisions and do not have to inform the membership. I disagreed and continue to disagree.

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>>

>> Oh, yes. There is a dark sky concept in Terravita with lights at the homes and in the streets. How did the tennis Courts get lights? Two Courts ..3/4 are lighted and ...stay on times past the City of Scottsdale rules of 10:00. My house overlooks these courts and I have added an

>> Awning to block the light that I had to get permission from the HOA. The large Mesquite Tree also blocked the lights but it was just uprooted in the storm July 17. And is now in pieces removed. Will the Pickle Ball courts have lights? Of course if tennis has it, then they should as well. That will be the demand.

>>

>> Now, the next item of thoughtlessness is the grassy park...now , .also called the Croquet

>> Court allowed use by any and all members of Terravita. Dogs visit, neighbors meet, friends become friends. There is only ONE GRASS area here. This is a valuable piece of nature in a desert community of desert trees , desert shrubs, and desert cactus. No grass lawns one can visit are here...but there is a golf course but no one is allowed on the golf cart path before 7 or after 7 like some other clubs. It is a big No No No for non golfers to set a foot on the course. Were the local croquet players consulted. I play croquet but no more here. My back yard is like most...small....not room.and no grass either.

>>

>> To put it together, Terravita residents purchase their homes for the beauty of the property. The large trees, the

beautifully landscaped yards, the soft colors of the homes and the open spaces not built in where natural washes abound. The HOA is a responsible party to keeping high standards of rules followed.

>>

>> I choose Terravita even after hearing the many eventful stories of members over the years. The Board could have unintended consequences for not doing a Survey of the Membership. After all they use the facilities. Country Clubs with limited use area cannot expand at the whims of a few and ruin what everyone uses...the pool and the loveliness of our community. The saddest part is when persons don't get their way they become rather terrible. One member has never set foot in the CLUBHOUSE AFTER pickle ball was turned

>> Down. Several neighbors have already sold their houses fearing values would be reduced and if hadn't had hip surgery and redone everything in my house at considerable expense i would sell and move. I came to Terravita for peace and quiet. It is going away fast. Sad I am.

>>

>> Victoria Withers

>> 6855 E. Amber Sun Dr.

>>

From: [howbarte howbarte](#)
To: [Development Review Board](#)
Subject: pickleball
Date: Tuesday, August 10, 2021 9:06:18 PM

External Email: Please use caution if opening links or attachments!

As I have reported as a former member of the board and part of the original pickleball adhoc committee.....this activity is needed to be competitive with the offerings of new subdivisions in the immediate area.

the location which our study group recommended to the capital committee was in the parking lot of the dp. The adequacy of parking was determined by the city to be in compliance. with the reuse of approx 21 spaces. The green area by the tennis courts is not sufficient.

Howard Bartelstone

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #395)
Date: Monday, August 9, 2021 10:53:17 AM

Development Review Board Public Comment (response #395)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/9/2021 10:51:10 AM

Survey Response

COMMENT	
Comment:	<p>Dear Dr. Gushgari and members of the Development Review Board, We appreciate your thoughtful consideration on this matter at your July 15th. meeting, resulting in further review at the August 19th. hearing. This has been a long (7 or more years), stressful, frustrating struggle for dozens of concerned residents versus committees and HOA boards, who are on their 3rd. attempt to change a particular area that will forever affect our quality of life. PLAIN AND SIMPLE— Construction should not be permitted on THIS site: 1. Without consent of those residents directly impacted by the NOISE. (They don't want it!) 2. Without a 2/3rds. community approved vote per the C.C. & R.s —Article IV paragraph 4.09. Thank-you, Gail and Gary Nelson 25 year residents of Scottsdale and Terravita</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Gail, Gary Nelson
AND ONE OR MORE OF THE FOLLOWING ITEMS:	

Email:	gnelson57@centurylink.net
Phone:	(602) 793-8462
Address:	34312 N 68th. Place
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Victoria Withers](#)
To: [Development Review Board](#)
Subject: Fwd: Pickleball and Bocce Ball next to the pool at Terravita. Grassy area for all will be gone.
Date: Tuesday, August 10, 2021 8:20:30 AM

External Email: Please use caution if opening links or attachments!

Dear Kathy Littlefield,

>

> I am concerned about Bocce ball noise. It is metal ball hitting one another. When there are four players per court and two courts that is continual metal balls being hit in the game.

> There was a tale told that a new grassy area would replace the current area to be located close to the Desert Pavilion. This would be for Bocce Ball. This is not the story now. Bocce ball is next to the pool.

>

> Terravita is not an age restricted community. There are younger members with children. There are grandparents whose children visit with the grandchildren. They go to the grassy area to run around safely. Terravita backyards are small. This grassy area serves ALL the members and is part of the 23 acre complex.

>

> There has not been a Terravita Membership Survey about Pickle Ball and Bocce Ball courts in the current proposed location. The grass is now being allowed to dry out without the approval of the Development Review Board. Trees are marked. TCC is ready to proceed.

>

> The Terravita Country Club Board recent meeting said they would not work with residents affected by these courts location. The attitude is We are the Board and have the Power to make the decisions. It is not just the homes. It is the pool.

>

> Thank you for your consideration of the changes in prices of affected homes, noise being the issue. There are many homes in the 750 feet range. Many residents are gone for the summer which means there are more affected than know as they are not always able to be reached by the neighbors. They were not notified by the Terravita Country Club Board.

> The entire Community of Terravita is affected because the POOL is an one of the amenities every member has with their home ownership.

>

> Thank you for your time,

> Victoria Withers

> 6855 E. Amber Sun Dr.

> Scottsdale, Az. 85266

> Resident of 6 years

From: [Lisa Jack](#)
To: [Development Review Board](#)
Subject: NO PICKLEBALL AT TERRAVITA
Date: Tuesday, August 10, 2021 8:40:01 PM

External Email: Please use caution if opening links or attachments!

I do not know why I was asked to send support for this; but I vote an absolute NO. The way in which this has been handled and dealt with has been nothing short of divisive and sneaky. There would have been so many ways to put pickleball courts in had a positive approach been used. People asked for a design... they were promised renderings. None occurred. Noise abatement solutions were requested. They were not made public. I have lived in this community for a long time, and have considered moving out as a result of the contention and disrespect in the way this has been handled. I vote No.

--

Lisa

From: [Allison Withers](#)
To: [Development Review Board](#)
Subject: Terravita Pickle Ball Courts location and The Noise
Date: Tuesday, August 10, 2021 6:08:54 PM

External Email: Please use caution if opening links or attachments!

Dr. Shakir Gushgari, vice Chairman of the Scottsdale Development Review Board

"If the action a Board takes does not have the courtesy to inform members of the Country Club and ruin the amenities they had when they joined the club who is responsible?

The TCC Board of 7 members had only 4 members of the Board vote for Pickle Ball.

There are real concerns about NOISE affected homes within 750' property sales value.

Who wants the STRESS of constant NOISE all the time. It is obvious one has to reveal this on their documents. Who wants to buy a house with Pickle Ball players court noise.?

There is no discussions as asked by the Scottsdale Development Review Board. There are no plans to consider working with home owners by TCC Board. There are no statements of lights, time of play, and who enforces these rules done by the TCC Board. Obviously it is apparent the BOARD of TCC will go ahead as they will regardless of the DRB of Scottsdale.

I was told the Board has the POWER to make decisions without Terravita membership agreeing or even knowing. They are in charge. They have started letting the grass die and marking the trees they will destroy. Already....they seem to say we don't have to listen to the DRB either.

I have said I do not agree with the location of the Courts and my words were changed to I said PB courts in the present location was ok. IT IS NOT OK PB COURTS IN THE PRESENTED LOCATION. This is what I am saying.

I bought into Terravita as it WAS a lovely peaceful site after caretaking and a sad death to

Downsizing and horrendous stress from life events. Now, I am not unusual as many can say the same.

I suppose we will have to live with more adversity because of a thoughtless TCC Board.

Victoria Amber Sun". 480-280-84985. Resident 6 years. Carefree 30 years Arizona since 3 years old

[View or reply](#)

[Private message](#)

This message is intended for withers03@gmail.com.

[Unsubscribe or adjust your email settings](#)

Nextdoor, 420 Taylor Street, San Francisco, CA 94102

From: [Tiffany Coffey](#)
To: [Development Review Board](#)
Subject: Terravita grassy area/ pickle ball
Date: Wednesday, August 11, 2021 2:29:24 PM

External Email: Please use caution if opening links or attachments!

Hello

I live in Terravita and we love and use the grassy area almost daily. This is where the proposed pickle ball courts are to be going in.

I have a 6 year old, and she and all the other children love to play there, and it is right next to the pool so they can go out there without anyone worrying about crossing streets.

I think pickle ball is a good idea, but not in that location where we enjoy that area with the pool.

Thanks
Tiffany Schleder
33850 N 67th St
Scottsdale AZ 85266

From: [Linda Gary](#)
To: [Development Review Board](#)
Subject: Pickleball at Terravita
Date: Friday, August 6, 2021 4:08:26 PM

External Email: Please use caution if opening links or attachments!

Dear members of the Development Review Board,

Thank you for reading our letters and speaking to our concerns of noise impact to our homes at Terravita. Rather than a rubber stamp of approval, which the Terravita representatives were expecting, you asked for more thorough sound studies to be done and asked that the board reach out to homeowners to reconcile these concerns.

At the July 15th TCC meeting they stated they will not reach out to affected homeowners or do additional sound studies. Also, TCC will not do any sound measurements in the pool area which is just adjacent to these courts.

They also stated it was "ok" with homeowners on Amber Sun which just isn't true.

As a property owner, well within 750' of these proposed courts I am sickened by the lack of caring and concern for any of us living near these courts. We have lived at Terravita for 25 years and the topic of Pickleball has come up four times. Three years ago it was tried on tennis courts 200' away from our home and with the windows closed we heard that persistent, penetrating noise from morning to dusk. Just remembering it puts a pit in my stomach. They also had time restrictions, 9-5:00 that were never complied with and at 6:30pm you could still hear them playing and partying. Finally, that board was invited to our home one afternoon during a pickleball gathering and they left saying that the noise was intolerable for people living near those courts and play was immediately discontinued.

Now we have a new board with many pickleball players not living anywhere near these courts, that have pushed to get a vote through during Covid restrictions. We kept writing and asking them to take more time, do more studies and try this new noise abatement blanket before they go digging up our only grassy area. Our noise consultant, with thirty years of experience, found many faults in their sound study as did Dr. Gushgart who made the motion for more studies to be done.

I believe the rush to take the vote during this restrictive time was purposeful so the homeowners, pool advocates, tennis players and our "central park" lovers could not be represented.

The vote was taken in a zoom meeting with only the board being allowed in the meeting. When it came to questions they said there were none until people started texting asking why their questions were not being addressed. They then read a

few and said those questions had already been answered and called for a vote. The vote was 4-3 in favor of the pickleball and bocce courts to be built.

We love our home at Terravita and paid a premium price for its location near the club house and all its amenities; pool, tennis courts, work out area and golf course. Never was Pickleball discussed or planned by Del Web. Now new members want to play pickleball at Terravita no matter what the cost to anyone else. Three years ago when I asked a realtor what kind of a hit we might expect on our property value should pickleball be approved near the proposed site. We were told as much as \$40,000 dollars. I can tell you we have had three new neighbors next door in the past year and half and our newest neighbor Buddy Sklar, a pickleball player, said he would never have bought had it been disclosed that pickleball would be so close to his home.

The Board says we must offer this amenity at Terravita to compete with other clubs but our real estate values have never been higher, homes do not stay on the market and buyers know all our current amenities.

As mentioned at your last hearing, 8 pickleball courts are planned for the city less than a mile from Terravita. This would be a perfect solution for our pickleball players.

Being Scottsdale residents, PLEASE protect our right to enjoy our homes and their value. Do not approve the Pickleball courts being built in the currently proposed location especially without more sound studies being done and plans for future courts being discussed.

*Thank you for caring, Melanie and Mark Nedrud
6831 Amber Sun Drive
Scottsdale, Arizona 85266
mcnedrud@gmail.com*

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #399)
Date: Wednesday, August 11, 2021 11:56:18 AM

Development Review Board Public Comment (response #399)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/11/2021 11:56:15 AM

Survey Response

COMMENT	
Comment:	<p>Greeting to the Members of the Board, My husband and I are 1 of the 68 Terravita homeowners who will be so negatively affected by the proposed location of pickleball courts in our community. My question is why, without any ongoing discussion with the affected members, or further sound studies on possible noise abatements, AND obviously NO concern for some of the members of their community, is the Terravita Country Club (TCC) being allowed to push through plans for a pickle-ball court so close to my home that it will most certainly adversely affect the \$800,000.00 investment we have placed into our home? In these unfair and unconscionable actions, that they seemingly are more than willing to force upon us, and with no apparent regard as to what the ending results of their actions will mean to our future they show exactly what type of reprehensible, untrustworthy people they truly are. And make hollow their promises of a peaceful, happy future in the Terravita Community. Sincerely, Richard and Ellen Thiel Terravita residents 6871 E. Amber Sun Drive Scottsdale, AZ 85266 Mobile (920) 890 2212 Richard Mobile (920) 400 9033 Ellen</p>

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Ellen Evelyn Thiel
--------------------	--------------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	eethiel12@gmail.com
--------	--

Phone:	(920) 980-2212
--------	----------------

Address:	6871 E Amber Sun Drive, Scottsdale AZ 85266
----------	--

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #398)
Date: Wednesday, August 11, 2021 10:46:29 AM

Development Review Board Public Comment (response #398)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/11/2021 10:41:16 AM

Survey Response

COMMENT	
Comment:	<p>I wanted to thank you for your thoughtful and spot on comments and suggestions you made to the TCC Board and Troon Management Corp at your previous meeting concerning the proposed pickle ball project in the Terravita Community. Your concern for the Scottsdale residents living near the proposed project was exactly what these residents deserve. I am under the impression that the TCC Board and Troon Management have no intention on conducting further sound studies or working with the residents as they try and push this project through. As in previous letters you have heard that pickle ball facilities do have a negative effect on nearby homeowners property values. No further elaboration is needed. Please help these Scottsdale residents maintain their property values by denying the current proposed project. I am in favor of a pickle ball complex for the Terravita community but not one at the proposed site. By the amount of letters you have received in support of this project one can easily see that two courts will not be sufficient to meet the needs of these players. There is no room for expansion at the proposed site. So then what ? Thank you for your attention to this matter. I</p>

	sincerely hope you see fit to deny this project in its current proposal until further sound studies can be done and also studies on the effect of property valuations can be completed. That's the least the Scottsdale residents deserve. Thank you Gil Knutson
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Gil KNUTSON
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	gknutson38@gmail.com
Phone:	(414) 520-1414
Address:	6776 E NIGHTINGALE STAR CIRCLE
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #397)
Date: Wednesday, August 11, 2021 9:18:11 AM

Development Review Board Public Comment (response #397)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/11/2021 9:16:24 AM

Survey Response

COMMENT	
Comment:	<p>While considering the construction permit for pickle ball courts at Terravita community your board requested a objective sound study which The Terravita board refused Please reject the proposed court construction as the extremely loud noise caused by this sport will have great effect on the peace and quiet of our community as the proposed location of these courts is directly adjacent to our pool oasis and to residences whose value will decrease because of the noise pollution caused by this loud and raucous sport. Two other Terravita boards have rejected this construction yet players persist even though there are ample pickle ball courts a short distance away. Most new communities in Scottsdale include pickle ball courts strategically placed due to sound. These courts will be crammed into our sole oasis and quite space threatening our peaceful pool environment and that of adjacent residences</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Judith Hall

AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	judychodog@gmail.com
Phone:	(781) 290-7140
Address:	32979 N 68 th PI Scottsdale Az 85266
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #396)
Date: Wednesday, August 11, 2021 8:08:22 AM

Development Review Board Public Comment (response #396)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/11/2021 8:07:21 AM

Survey Response

COMMENT	
Comment:	<p>Dear Review Board Members: As a 15 year resident who purchased in Terravita because of the Olympic size pool, swim lanes, and beautiful tranquil area surrounding the pool, I see that being taken from me. Gone will be my socializing, reading, swimming, napping in the sun around the pool. I enjoy pickleball. But building a court in the proposed location will destroy the ambiance of the pool. The pickleball committee has not proven to any of us how they can guarantee sound mitigation. My sympathies are with the home owners in the immediate area for daily living and for resale opportunities. I whole heartedly agree with March Antonio's comments and ask your Board to: 1) Direct Terravita to have an 'independent' second sound study completed for the proposed location. 2) An agreed upon written plan for what technical noise mitigated will be required and what equipment is mandated for play. 3)An agreed upon written plan for days and hours of play, rules for players waiting to play and how rules will be enforced. 4) An agreed upon post-construction sound study to be conducted on actual noise during play, with both pickleball courts and both bocce ball courts in use at the same</p>

	<p>time. This study will then be compared to the original projections for any necessary corrective actions. I attended the Zoom meeting on July 26th and received no answers to any of the above by the Board of Directors. Terravita residents were never surveyed about wanting a pickleball court - let alone by the pool backing up to homes Again, I urge you to insist the Pickleball proponents answer our concerns. Respectfully, Nancy Nelson</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
First & Last Name:	Nancy Nelson
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
Email:	dnnelson@mac.com
Phone:	(952) 239-5853
Address:	33722 N. 71st Street Scottsdale AZ 85266
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [WILLIAM F BUCHANAN](#)
To: [Development Review Board](#)
Subject: Terravita PickleBall
Date: Wednesday, August 11, 2021 9:43:29 AM

External Email: Please use caution if opening links or attachments!

I am 100% against PickleBall at this time. Location on the dog park by the pool is unacceptable. There are other options, but both sides are so entrenched and divided they can't see the forest thru the trees.

Thank you