

	Last Name	First Name	Number	Address	City	State	Zip	Phone	Notes
1	Becker	Ann C	15410	Wrangler Ct	Fountain Hills	Arizona	85268	602-320-4517	ON 1ST LIST ON 1st LIST
2	Becker	Ann C	15830	N Eagles Nest Dr	Fountain Hills	Arizona	85268	602-320-4517	
3	Bostwick	Alton	15835	N Eagle Nest Dr	Fountain Hills	Arizona	85268	480-215-6126	
4	Cagala	Robert M	15473	E Golden Eagle Blvd	Fountain Hills	Arizona	85268	602-312-7475	
5	Cagle	David	16230	N Aspen Dr	Fountain Hills	Arizona	85268	928-242-9871	
6	Capozzi	Catherine M	15329	E Walnut Ln	Fountain Hills	Arizona	85268	928-750-2278	
7	Cappelli	Eliane	15579	E Golden Eagle Blvd	Fountain Hills	Arizona	85268	831-920-8255	
8	Chatagnier	Eric	15843	N Aspen Dr	Fountain Hills	Arizona	85268	985-212-4259	
9	Cochran	Gregory R	16020	N Nyack Dr	Fountain Hills	Arizona	85268	541-521-1438	
10	Cochran	Tami C	16020	N Nyack Dr	Fountain Hills	Arizona	85268	541-521-1438	
11	Cook	Pamela	15659	N Aspen Dr	Fountain Hills	Arizona	85268	203-907-8252	
12	Davis	Susan H	16624	N Aspen Dr	Fountain Hills	Arizona	85268	832-517-3606	
13	Dilweg	Rory	16248	N Aspen Dr	Fountain Hills	Arizona	85268	310-386-7071	
14	Erickson	Kris	15316	Quick Draw Pl	Fountain Hills	Arizona	85268	480-646-7994	
15	Erickson	Sylvia	15316	Quick Draw Pl	Fountain Hills	Arizona	85268	480-646-7994	
16	Evans	Julie	13421	N Cliff Top Dr	Fountain Hills	Arizona	85268	804-441-1068	
17	Fredrickson	Susan	14407	N El Pueblo Blvd	Fountain Hills	Arizona	85268	480-200-7552	
18	Gilbert	Catherine	16417	N Aspen Dr	Fountain Hills	Arizona	85268	480-540-9025	
19	Gilbertstadt	Terryl	15403	E Golden Eagle Blvd	Fountain Hills	Arizona	85268	612-723-8412	
20	Haughey	Claire	16425	N Aspen Dr	Fountain Hills	Arizona	85268	480-375-1860	
21	Hills	Teri K	15649	N Eagle Nest Dr	Fountain Hills	Arizona	85268	480-529-1621	
22	Hixson	Susan L	15872	N Aspen Dr	Fountain Hills	Arizona	85268	602-463-9567	
23	Holland	Gary	15404	E Round Up Cir	Fountain Hills	Arizona	85268	406-595-5700	
24	Immenga	Dianne	15405	E Round Up Cir	Fountain Hills	Arizona	85268	480-836-1235	
25	Jones	Reid	15315	E Quick Draw Pl	Fountain Hills	Arizona	85268	480-703-9554	
26	Kangas	Robert Atri	16256	N Aspen Dr	Fountain Hills	Arizona	85268	602-538-3939	
27	Kelleher	Anna Lisa	16026	N Aspen Dr	Fountain Hills	Arizona	85268	480-255-9879	
28	Kerulis	Larry	15656	N Eagle Nest Dr	Fountain Hills	Arizona	85268	847-308-1309	
29	Korona	Patricia	15317	E Walnut Ln	Fountain Hills	Arizona	85268	480-586-5603	ON 1ST LIST
30	Larsen	Adrienne	15318	E Walnut Ln	Fountain Hills	Arizona	85268	480-907-4104	
31	Maglio	Graziella	15403	E Wrangler Ct	Fountain Hills	Arizona	85268	480-547-0531	

	Last Name	First Name	Number	Address	City	State	Zip	Phone	Notes
32	Mahadeen	Elaine	16013	N Nyack Dr	Fountain Hills	Arizona	85268	201-214-8098	
33	Maisel	Susan	15431	E Golden Eagle Blvd	Fountain Hills	Arizona	85268	317-654-0712	
34	May	Larry	14327	Harmony Lane	Fountain Hills	Arizona	85268	303-941-9388	
35	McKsymick	Julie	15583	E Golden Eagle Blvd	Fountain Hills	Arizona	85268	314-265-7071	
36	Murphy	Patricia	16010	N Aspen Dr	Fountain Hills	Arizona	85268	414-719-5761	
37	Oakley	Elizabeth J	16238	N Aspen Dr	Fountain Hills	Arizona	85268	216-618-0790	
38	Piacenza	Lynn	15806	N Eagle Nest Dr	Fountain Hills	Arizona	85268	224-766-9464	
39	Prestenback	Kayla	15843	N Aspen Dr	Fountain Hills	Arizona	85268	985-212-4259	ON 1ST LIST
40	Radavich	Lori	15730	E Ocotillo Dr	Fountain Hills	Arizona	85268	480-837-9600	
41	Ripps	Geoffrey	15361	E Golden Eagle Blvd	Fountain Hills	Arizona	85268	516-732-9788	
42	Ripps	Margurette	15361	E Golden Eagle Blvd	Fountain Hills	Arizona	85268	516-732-9788	
43	Rubino	Lois	15820	N Eagle Nest Dr	Fountain Hills	Arizona	85268	480-229-7530	
44	Rubino	Larry	15820	N Eagle Nest Dr	Fountain Hills	Arizona	85268	480-229-7530	
45	Scherer	Craig	15208	E Shoot Out Plz	Fountain Hills	Arizona	85268	NONE	
46	Schmit	Laurence	16255	N Aspen Dr	Fountain Hills	Arizona	85268	480-826-8593	
47	Schmit	Elizabeth	16255	N Aspen Dr	Fountain Hills	Arizona	85268	480-826-8593	
48	Serrano	Jean T	15213	E Shoot Out Plz	Fountain Hills	Arizona	85268	480-510-6134	
49	Smith	Myra	15810	N Eagle Nest Dr	Fountain Hills	Arizona	85268	480-881-6198	
50	Titus	Robert L	15623	N Eagle Nest Dr	Fountain Hills	Arizona	85268	608-332-1265	
51	Tramonte	MaryLee	15860	N Nyack Dr	Fountain Hills	Arizona	85268	NONE	
52	Tucker	Barbara	15853	N Aspen Dr	Fountain Hills	Arizona	85268	208-440-9009	
53	Valencia	Danielle	16404	N Aspen Dr	Fountain Hills	Arizona	85268	480-363-3743	
54	Vergetis	Sandra	15836	N Eagles Nest Dr	Fountain Hills	Arizona	85268	602-647-9131	
55	Wilson	Garrett	15614	N Aspen Dr	Fountain Hills	Arizona	85268	602-349-5124	
56	Wilson	Angel	15614	N Aspen Dr	Fountain Hills	Arizona	85268	602-349-5124	

Written Protest Regarding Toll Brothers Rezoning Application RZ25-000002

MARCH 5
~~February~~ ____, 2026

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To: Town of Fountain Hills Town Clerk, Beverly Bender

Town of Fountain Hills Town Council Members

Mayor Gerry Friedel
Vice mayor Allen Skillicorn
Councilwoman Gayle Earle
Councilwoman Brenda Kalivianakis
Councilwoman Hannah Larrabee
Councilwoman Peggy McMahon
Councilman Rick Watts

Town of Fountain Hills Planning & Zoning Commission Members

Chairperson Dan Kovacevic
Vice Chairperson Peter Gray
Commissioner Nick Proctor
Commissioner Phil Sveum
Commissioner Scott Schlossberg
Commissioner Mathew Corrigan

Subject: Written Protest Regarding Toll Brothers' Application (RZ25-000002) to Rezone North Aspen Property (APN: 176-21-181)

Introduction

As a resident and property owner in the Aspen Drive neighborhood of Fountain Hills, I am writing to formally oppose Toll Brothers Inc.'s application (RZ26-000002) to rezone the 19-acre parcel located at 15680 North Aspen Drive in Fountain Hills, Arizona. I submit this written protest in accordance with Fountain Hills Zoning Ordinance Section 2.01.F. If at least twenty percent (20%) of the property owners within 150 feet of the subject property file written protests, then approval of this rezoning request requires a super-majority vote of the Town Council.

The property is currently zoned R1-35 for residential development, allowing for six to eight homes per five acres – thus authorizing approximately 10 to 13 homes to be built on the subject eight-acre parcel. Toll Brothers seeks to reduce lot sizes by 71% in order to construct 29 homes on these eight acres.

As discussed below, Toll Brothers' application presents substantial defects and well-founded concerns, including among other things:

- Threats to public health and safety;
- Excessive density and resulting traffic impacts;
- Increased flood risk and adverse stormwater effects;
- Harm to native wildlife and established wildlife corridors;
- Degradation of neighborhood character and visual aesthetics;
- Inconsistency with the Town's General Plan;
- Interference with Fountain Hills' Dark Sky protections; and
- Inadequate citizen engagement.

To date, Toll Brothers has made only superficial and cosmetic efforts to evaluate the significant impacts associated with this proposal. The few studies it has filed are materially deficient and do not provide the rigorous, data-driven analysis necessary to meaningfully assess the significant risks this proposal presents to public safety, stormwater and floodplain integrity, traffic circulation, wildlife corridors, neighborhood character, and compliance with the Town's General Plan and Dark Sky aesthetics.

At a minimum, Toll Brothers should be required to conduct comprehensive evaluations of these impacts and disclose the results transparently to affected residents before any rezoning is considered. The Town should not permit an application of this magnitude — and with such substantial consequences — to proceed on Toll Brothers' incomplete, conclusory, and insufficient analyses.

For these reasons, I respectfully request that the Planning & Zoning Commission recommend denial of, and that the Town Council deny, Application RZ26-000002, leaving the Property zoned as it currently is: R1-35, residential parcels of no less than 35,000 square feet.

Discussion

A. Public Health and Safety Concerns

The Application presents serious and foreseeable threats to public health and safety. The proposed increase in vehicle traffic — estimated at 60+ additional trips per day — would materially increase hazards along Aspen Drive, a local residential street not designed to accommodate such increased volume.

Aspen Drive and its surrounding approaches already present significant safety concerns. Existing blind curves and steep grades create limited sight distances and reaction time for drivers (see attached photographs). The blind curve at the intersection of Golden Eagle Boulevard and Aspen Drive poses particular danger to vehicles both entering and exiting Aspen. In addition, the steep grade on Golden Eagle north of Aspen restricts visibility of downhill traffic, compounding collision risk. Nyack Drive similarly features steep inclines and blind turns. Injecting substantial additional traffic into this already-constrained network will predictably exacerbate these existing hazards.

Emergency access presents an equally serious concern. Aspen Drive is not a through street but a narrow, local residential roadway. Routine service vehicles — including landscaping and pool maintenance trucks — already constrict the available travel width through on-street parking. The proposed development provides limited parking, making overflow parking onto Aspen Drive highly likely. Increased congestion and roadside parking would materially impair ingress and egress for emergency responders, including fire apparatus and paramedics. Any delay in response time during a medical emergency, wildfire event, or other crisis could have life-threatening consequences.

Section 23.07 of the Fountain Hills Zoning Ordinance requires an applicant seeking rezoning to submit a Traffic Impact Analysis, including projected traffic volumes on streets within and adjacent to the site; identification of off-site improvements necessary to maintain level of service C or better; and any proposed phasing of traffic improvements correlated with project build-out. The purpose of this required study is clear: rezoning applicants must provide objective, data-driven analyses demonstrating that the project will not compromise traffic safety or roadway performance.

Toll Brothers has submitted no Traffic Impact Analysis and no substantive, data-supported evaluation of the public safety risks described above. In the absence of the analysis expressly required by Section 23.07, the Town lacks the evidentiary basis necessary to conclude that this proposal will not materially endanger residents.

B. Density Concerns

Pursuant to A.R.S. § 9-461.05, zoning ordinances and any amendments thereto must be consistent with the municipality's adopted General Plan. The Town of Fountain Hills' General Plan emphasizes preservation of low-density, single-family residential development and protection of established neighborhood character.

The proposed rezoning would permit 29 homes on approximately eight acres, compared to the current allowance of approximately 10 to 13 homes under R1-35 zoning. This

represents a substantial increase in both density and land-use intensity. Such an increase is not incremental — it is transformative.

Objective, measurable site characteristics underscore the inconsistency. Existing homes along Aspen Drive may be characterized approximately as follows:

- Average lot size: 13,555 square feet
- Average home size: 2,444 square feet
- Average building-to-lot coverage ratio: 18%

This means that, on average, approximately 82% of each lot remains open space. That open area preserves visual openness, maintains separation between structures, protects the desert landscape, and reduces impervious surface impacts affecting drainage and runoff.

By contrast, Toll Brothers proposes:

- Typical lot size: approximately 10,000–10,400 square feet
- Proposed livable home size: approximately 3,300 square feet
- Estimated building-to-lot coverage ratio: approximately 33%

This nearly doubles the structural intensity relative to the existing neighborhood pattern. The resulting massive, impervious surface coverage and reduced lot openness are fundamentally incompatible with the as-built character of the Aspen Drive neighborhood.

The Town's 2010 General Plan specifically describes the Aspen Drive property as being surrounded by "single-family very low density, single-family low density, and single-family medium-density developments." Notably absent is any reference to high-density development in this area — because none exists.

Toll Brothers has failed entirely to explain how and why its proposed project is consistent with the Town's General Plan and neighborhood density and aesthetics.

C. Flood Control Concerns

Ashbrook Wash is a principal drainage corridor within Fountain Hills and conveys storm water runoff during precipitation events. During significant rain events, Ashbrook Wash predictably overtops its banks and carries substantial volumes of runoff through the surrounding area (see attached photos).

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Chapter 14 of the Fountain Hills Town Code (Flood Damage Prevention) governs development in flood hazard areas such as Ashbrook Wash. That Chapter requires that any land-disturbing activity adjacent to a mapped floodplain comply with applicable floodplain management standards and engineering requirements. In practical terms, development near a wash must demonstrate that it will not increase base flood elevations, that structures are designed to withstand flood hazards, and that stormwater conveyance and drainage modifications are supported by professionally prepared, sealed engineering plans. The burden is on the applicant to demonstrate that flood risk will not be exacerbated.

To date, residents have received no hydrologic analysis, drainage study, grading plan, or engineered flood mitigation proposal from Toll Brothers explaining how the development will protect adjacent properties or preserve the functional integrity of Ashbrook Wash.

At the project Open House, a Toll Brothers civil engineer reportedly offered informal assurances that the project would be designed to withstand a 100-year flood event. Such anecdotal assurances are insufficient. The Aspen Drive area has experienced 500-year flood events in recent history, including within the last five years. Designing solely to the minimum 100-year standard, without accounting for documented extreme events and evolving climatic conditions, fails to reflect the realities of storm intensity in this region. Increased impervious surface area and higher lot coverage further heighten the risk of concentrated runoff and downstream impacts.

In addition, Section 23.07 of the Fountain Hills Zoning Ordinance requires applicants seeking rezoning to submit “master water, sewer and drainage plans,” including documentation of existing and proposed grades, drainage systems, alterations to natural flow patterns, and compliance with stormwater runoff requirements. Toll Brothers has not provided the required master drainage documentation, nor has it demonstrated how its proposal will prevent increased flood risk or degradation of Ashbrook Wash.

Absent comprehensive hydrologic modeling, engineered drainage analyses, and engagement with the neighbors regarding their flood propensity knowledge and concerns, the Town cannot reasonably conclude that the proposed development satisfies its floodplain protection obligations.

D. Wildlife Impacts

Section 9 of the federal Endangered Species Act prohibits Toll Brothers from engaging in any activity that results in a “taking” of threatened or endangered species. Toll Brothers thus is required to meaningfully assess the presence or potential presence of any federally listed species – and it has failed to do so.

In 2025, Toll Brothers contracted for the completion of a Phase I Environmental Site Assessment (ESA) for the full 19-acre parcel. The sole purpose of this ESA was to “identify the presence... of any hazardous substances or petroleum products” on the property. Given the absence of historic industry in the neighborhood, the ESA naturally found no signs of obvious contamination. Importantly, the ESA did *not* evaluate endangered species, biological resources, cultural or historic resources, floodplain, drainage and hydrogeology, soil stability, land use compatibility or other issues typically associated with a full assessment of the potential environmental impacts of a development project.

In November 2025, Toll Brothers commissioned a firm to conduct an “Environmentally Sensitive Areas Study” to determine potential impacts to threatened and endangered species and their critical habitat. The study and its conclusions were based upon a “screening analysis” and a “habitat analysis” – both web-based screening tools – to identify potentially impacted species and habitat. Toll Brothers’ wildlife representatives visited the site *once*, on November 26, 2025, and its work scope essentially was limited to counting “significant” trees and saguaros; their work scope did not include looking for the presence of threatened/endangered species or critical habitat.

Moreover, the November study in fact identified *three federally listed threatened and endangered birds* potentially existing in the area, including:

- Cactus Ferruginous Pygmy-owl (*Glaucidium brasilianum cactorum*)
- California Least Tern (*Sternula antillarum browni*)
- Yellow-billed Cuckoo (*Coccyzus americanus*)

Although these species are specifically identified in federal databases as potentially existing within the project area, and although Toll Brothers’ wildlife agents never visited the site for the purpose of assessing the potential presence of these species, the study concluded that no threatened/endangered species have the “potential” to occur in the project area.

Toll Brothers’ assessment of potential impacts to wildlife is a wholly inadequate “preliminary screening memo” that falls far short of the comprehensive biological assessment required for a development project of this magnitude. Its single visit to the

property in late fall was inadequate timing for detecting milkweed (the Monarch host), annual plants, nesting birds, reptile activity and pollinator activity. The report lacks protocol -level surveys; contains conclusory “no effect” determinations unsupported by actual field data; and omits critical cumulative impacts analyses.

Toll Brothers should be required to conduct a comprehensive, scientifically rigorous analysis of potential impacts to wildlife and habitat before any rezoning is considered. At a minimum, that analysis should include: visual inspections of the parcel over an extended period of time; a seasonal and breeding-season survey; a formal evaluation of the neighborhood wildlife corridors and habitat connectivity, including its ecological nexus to the McDowell Mountain Preserve; assessment of riparian edge habitat values and potential degradation; and protocol-level species surveys sufficient to evaluate cumulative impacts, habitat fragmentation, and the potential presence of threatened or endangered species and their critical habitat.

Ashbrook Wash and the Aspen Drive neighborhood are natural wildlife corridors due to the open spaces and intermittent access to water. A number of neighbors operate wildlife cams and regularly observe a variety of species, including bobcats, coyotes, rabbits, javalinas and the occasional mountain lion. Building 29 homes in this area, and building a berm along Ashbrook Wash, will completely destroy this natural wildlife corridor.

E. Inconsistency with Neighborhood Aesthetics and General Plan

The Aspen Drive neighborhood generally is comprised of older, custom-built homes on large lots. Toll Brothers proposes a development in which its cookie-cutter homes (with only four floorplan options) are 14 feet apart. The Toll Brothers’ proposal is completely incompatible with the Aspen Drive neighborhood aesthetics.

Chapter 3 of the 2010 General Plan for Fountain Hills (updated but not significantly revised in 2020) provides land use objectives for the Town. Goal Five is to “Protect and preserve existing neighborhoods from incompatible adjacent land uses.” The sub-goals clarify that the Town “should continue to preserve open space and natural washes as buffers between and within zoning districts.”

Chapter 6 of the 2010 General Plan for Fountain Hills, entitled “Open Space Element,” expressly references the importance of maintaining open spaces within the Town, and directs the Town to create policies and strategies “designed to promote a regional system of integrated open space...” The General Plan’s first goal for Open Spaces is to “provide and maintain an open space network throughout the community.” More

specifically, “The Town should continue to protect the existing natural washes within... the community as permanent natural desert open spaces.” This protection is not limited to the wash itself but includes the natural desert open spaces that comprise the full drainage area adjacent to the wash.

The 2020 update to the Fountain Hills General Plan reemphasized the importance of natural spaces: “The Town values the natural environment as an essential component of a thriving community.” Cramming 29 houses on the edge of a significant wash directly conflicts with the General Plan’s mandate to preserve and protect open spaces.

Finally, Toll Brothers’ November 24, 2025 Rezoning Narrative claims that the proposed project would advance the General Plan’s goal of “attracting families and younger working professionals to Fountain Hills.” The suggestion that building 29 luxury homes, each priced at \$1.2 million and above, would meaningfully attract young families to town strains credibility. Young families already struggle to afford the town’s average home prices, let alone the multi-million-dollar residences proposed here. It is disingenuous for Toll Brothers to suggest that this development would attract young families to Fountain Hills.

F. Dark Skies Impacts

Fountain Hills is a certified Dark Skies city. The neighbors in the Aspen Drive area particularly appreciate the dark skies nature of our neighborhood, as there are no sidewalks, no streetlights, and no intensified lighting generated by aggregated, dense housing.

Toll Brothers has stated that it intends to build the project in accordance with Dark Skies regulations – meaning it will install Dark Sky-certified fixtures. But Dark Sky certification is a community-wide standard, not a fixture-by-fixture standard. A high-density project necessarily increases the aggregate number of (compliant) light sources.

The Town of Fountain Hills has an obligation to protect its Dark Sky certification status not just on a fixture-by-fixture basis, but on a community basis. The cumulative effect of 29 new homes will inevitably increase ambient light pollution, diminishing the unique dark sky environment valued by residents and interfering with neighbors’ rights to enjoy the unadulterated dark skies of our town and neighborhood.

G. Inadequate Citizen Participation Plan and Neighborhood Engagement, Lack of Transparency

Finally, Toll Brothers has failed to meaningfully engage neighbors in its planning, has been less than transparent, and its Citizen Participation Plan is entirely inadequate.

The Fountain Hills Zoning Ordinance requires Toll Brothers to “provide effective and *early* public participation into the proposed [zoning change],” and to include a description of how to obtain information or updates, and other information relevant the project. Significantly, Section 2.08 of the Zoning Ordinance requires the developer to provide neighboring property owners “enough information to create a ***reasonably accurate portrayal of the nature and scale*** of the proposed application.” The key is accuracy and transparency.

In this case, Toll Brothers did not provide “effective and early” opportunity for public participation. Toll Brothers’ attorneys sent impacted neighbors a letter on January 5 notifying them of an Open House on January 20 — a mere 15 days later — to share information concerning the Application. 15 days’ prior notice to impacted property owners is wholly insufficient notice. This time of year, in particular, many neighbors already had travel plans and were unable to attend the meeting.

Furthermore, the notice Toll Brothers’ attorneys sent to property owners was misleading at best and did not accurately represent the Application and re-zoning request. Months earlier, in its Sept. 26, 2025 Pre-Application Narrative, Toll Brothers accurately characterized the project as follows:

“Re-zoning from R1-35 (Single Family Residential, minimum lot size 35,000 square feet) to R1-10A (Single Family Residential, minimum lot size 10,000 square feet).”

This description is clear, transparent and accurate.

However, in its January 5 notice to neighboring homeowners, the project characterization was *substantially altered*, as follows:

“Re-zoning from R1-35 (i.e., ***originally proposed school site***) to R1-10A (residential zoning designation).”

This mischaracterization appears designed to give neighbors the impression that the choice is between building homes or building a school on the Property—implying that homes are preferable. But the true alternatives are to either maintain the current zoning designation of 35,000 square foot lots, or to *reduce lot sizes by 71%*. Toll Brothers is

required by law to be transparent about the fact that it proposes to materially reduce the allowable lot sizes, and it failed to do so in its notice to neighbors.

Toll Brothers also lacks transparency in regards to its future intentions for the remaining 11.35 acres. At the Open House, Toll Brothers and its representatives assured homeowners that it plans to develop only eight acres of the full 19.35 acre parcel. If Toll Brothers indeed has no intentions – now or *in the future* – to develop the remaining 11.35 acres, then the Application for rezoning should be revised and limited to those eight acres. If the full 19.35 acres is rezoned to R1-10A as requested, and using Toll Brothers' density math, an additional approximately 40 homes could be built on those 11.35 acres, adjacent to the 29 new homes already proposed. 69 new homes along a quarter mile stretch of a quiet, residential road bordering a wash in Fountain Hills is utterly unsustainable.

Finally, Toll Brothers' "Citizen Participation Plan" is wholly inadequate and must be revised to comply with the Town of Fountain Hills' "Citizen Participation Guidelines" (available here: <https://www.fountainhillsaz.gov/DocumentCenter/View/7363/Citizen-Participation-Guidelines>).

These Guidelines establish the minimum requirements that every rezoning applicant must follow to satisfy Section 2.08 of the Fountain Hills Zoning Ordinance. The Guidelines are explicit:

"The purpose of the Citizen Participation Process is to encourage conversation between the developer and surrounding neighbors to help ensure the proposed development will add to the quality of the neighborhood."

Developers are obligated to "*engage the surrounding neighbors in a meaningful way, record their comments, question and concerns, and report them along with your responses.*" The Guidelines require developers to ensure that neighbors have an adequate opportunity to learn about the proposed development, and to work with neighbors to resolve potential concerns at an early stage.

Most importantly, the Guidelines require the developer to "[f]acilitate communication between the [developer], interested citizens and property owners, and Town staff, *throughout the application review process.*"

This language clearly contemplates regular, open, transparent, and meaningful dialogue between the developer and the neighbors. Toll Brothers has conducted *one* Open House, at which it failed to make a presentation to the neighbors about the project, and which was cut short because time ran out, even though neighbors had additional concerns. Toll Brothers has not offered to host a follow up Open House to hear and address remaining concerns.

The Town's Guidelines span eight (8) detailed pages outlining expectations for outreach methods, timing, transparency, documentation, and responsiveness. Neighborhood engagement plainly matters to the Town of Fountain Hills. In stark contrast, Toll Brothers' Citizen Participation Plan is *one and a half (1.5) pages long*, excluding photographs and lists of names and addresses.

This disparity is not incidental. It reflects a plan that lacks the commitment, structure, detail, and meaningful neighborhood engagement contemplated by the Town's requirements.

Unfortunately, Toll Brothers hasn't even met the requirements of its cursory Citizen Participation Plan. For example, the Plan states that, at the Open House, "we will *discuss the proposed application and allow any participants to ask questions.*" This plainly contemplates a presentation with a Q&A. But Toll Brothers did no such thing. Only when neighbors demanded it did Toll Brothers finally stand up in front of the assembled neighbors and address questions.

In short, Toll Brothers is reaching to satisfy its minimum obligations to check its citizen engagement box. But meaningful citizen participation is not a procedural formality or a box to check. It is a substantive requirement designed to ensure that neighbors are informed early, heard genuinely, and responded to thoughtfully.

Toll Brothers should be required to revise its Citizen Participation Plan to comply with the Town's Guidelines, and to implement a neighborhood engagement process that meaningfully and regularly involves the neighbors— as the Zoning Ordinance and the Guidance require.

Conclusion

The Town of Fountain Hills has previously encountered substantial neighborhood opposition to high-density development proposals in this area. During review of the Adero Canyon project, neighboring residents raised serious concerns regarding traffic

congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

The Adero Canyon experience demonstrates that large-scale residential developments within established Fountain Hills neighborhoods are not impact-neutral. Such projects predictably and materially impact and degrade traffic, infrastructure capacity, emergency access, drainage conditions, neighborhood character, and surrounding property values. These impacts are not speculative, minimal, or sufficiently addressed through Toll Brothers' generalized assurances and boilerplate studies. Meaningful analyses — not conclusory representations — are required before such a substantial rezoning can be responsibly considered.

The Town should require Toll Brothers to provide rigorous, objective, data-driven analyses addressing public health and safety, traffic impacts, first responder access, drainage and floodplain impacts, wildlife impacts, Dark Skies impacts, and neighborhood and General Plan compatibility.

I am not opposed to development of the Property in accordance with its existing R1-35 zoning designation. However, I strongly oppose any proposal that is incompatible with the established character of the neighborhood, is inconsistent with the General Plan, and creates the substantial and foreseeable risks outlined above. Toll Brothers' proposal materially fails under each of these independent and sufficient bases for denial. I respectfully request that you deny Application RZ25-000002.

Respectfully,

Signature: See Attached

Printed Name: _____

Date: _____

Address: _____

Phone Number: _____

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August 19, 2022 - 50' FROM N. ASPEN DR



August 19, 2022
50' off N. ASPEN
DRIVE

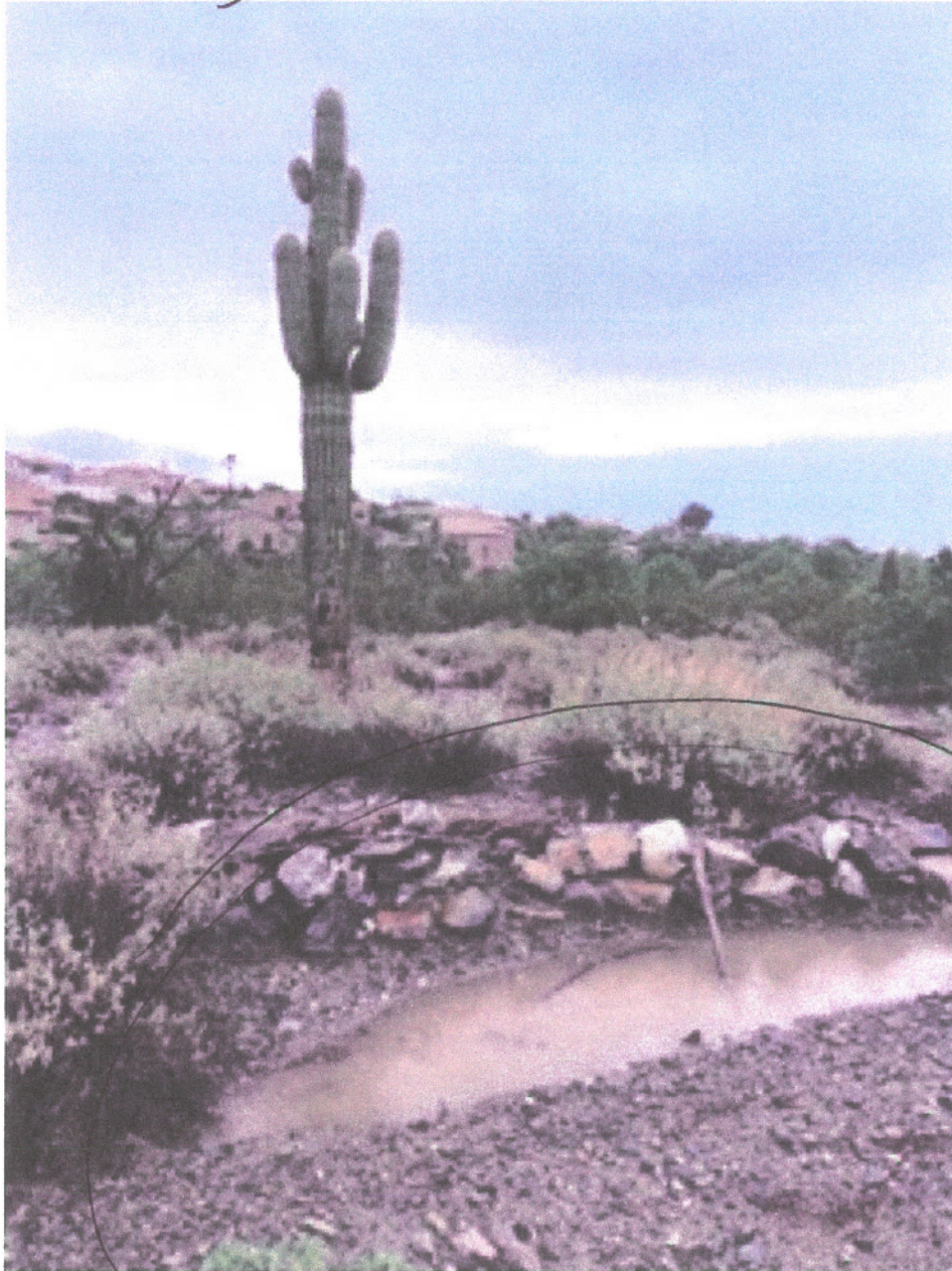


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August 19, 2022
50' OFF N. ASPEN DR



August 19, 2022



Area of Flooding

Area of Flooding
* pop 1
Proximity to homes on Aspen Dr

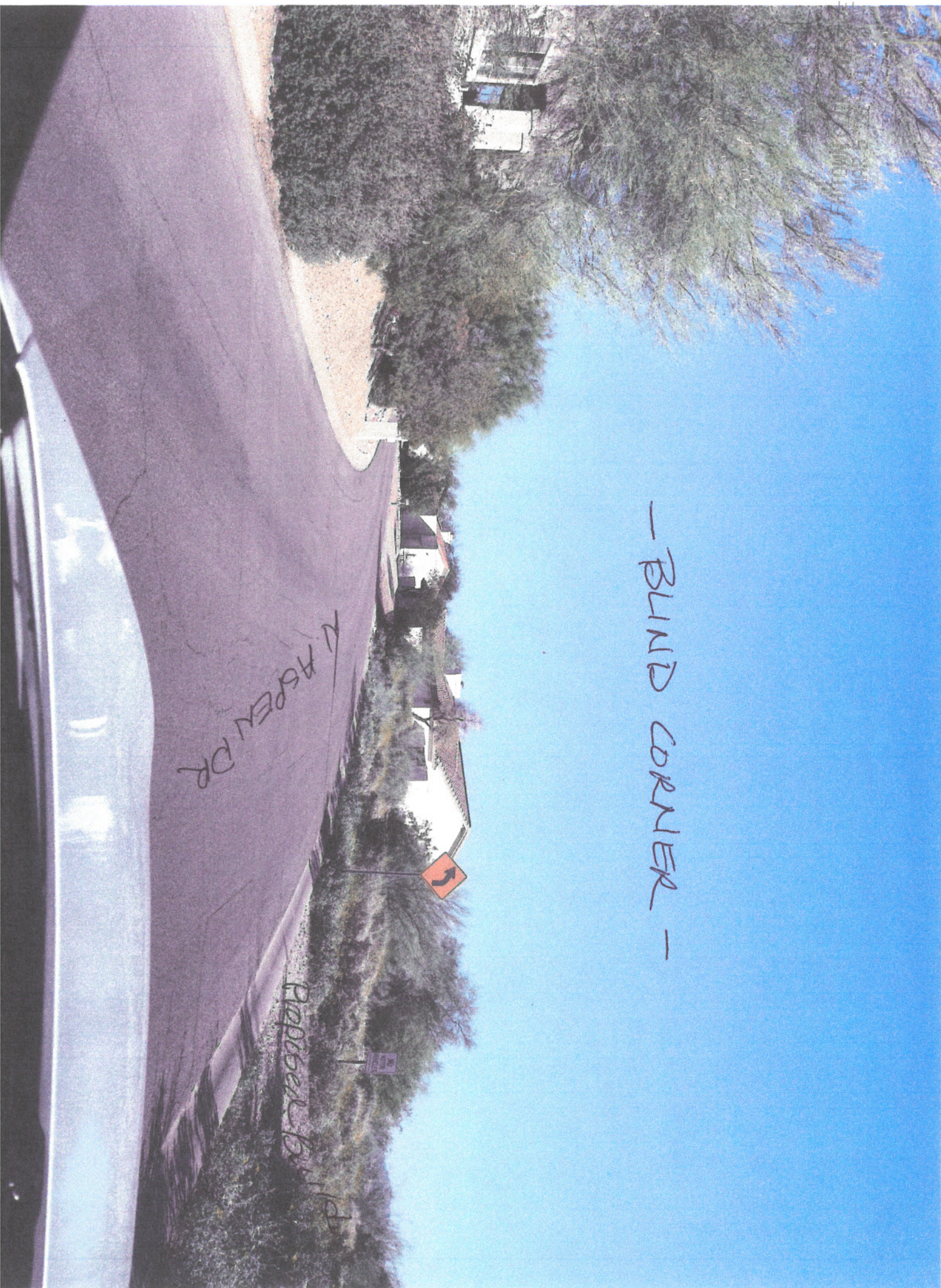
Pg 2



- BLIND CORNER -

N ASPEN DR

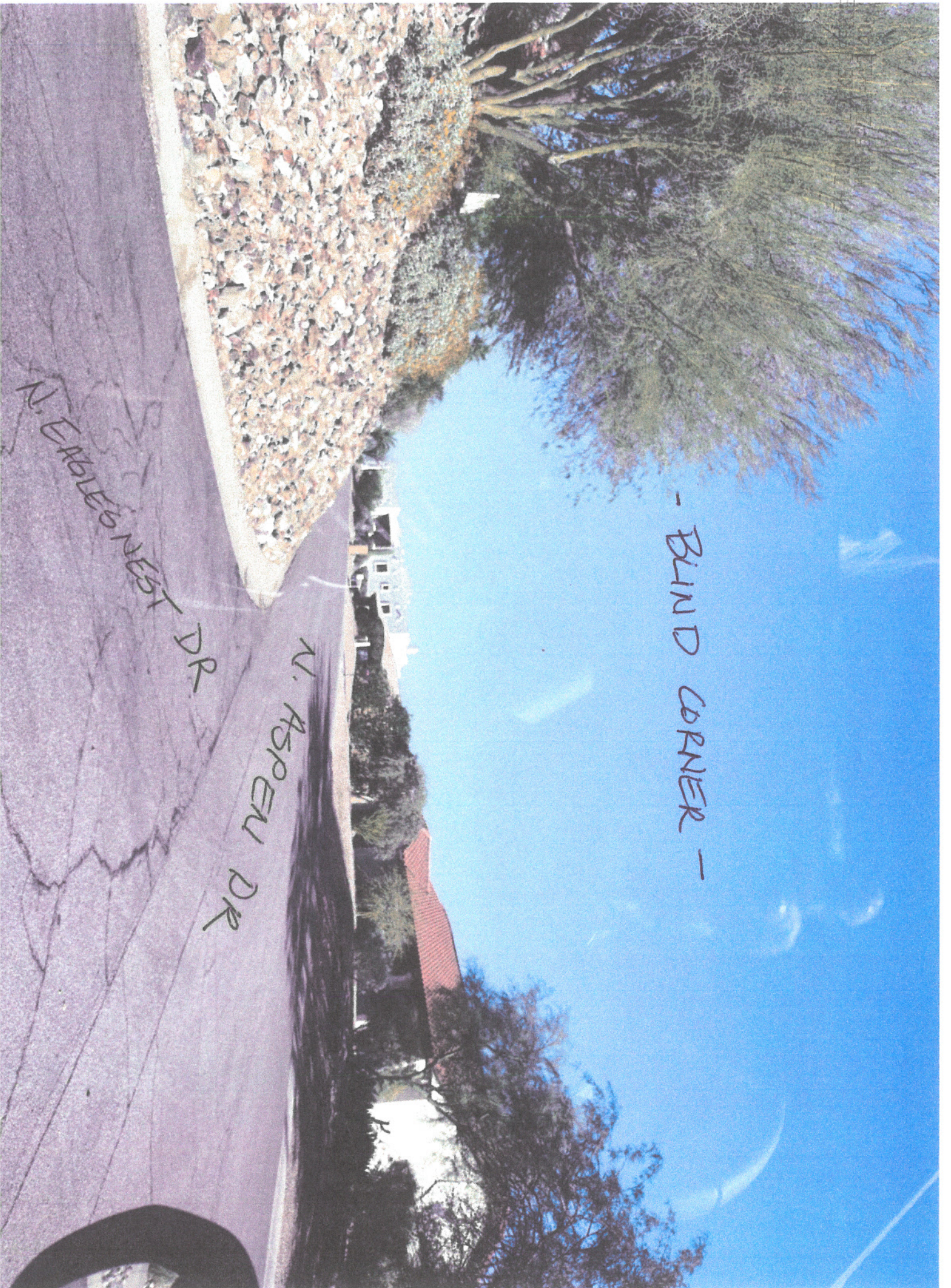
Peppers Blvd



- BLIND CORNER -

N. ASPEN DR

N. CABLE NEWS DR



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- BLIND CORNER -
N. ASPEN DR to GOLDEN EAGLE BLVD

golden Eagle Blvd

N ASPEN DR

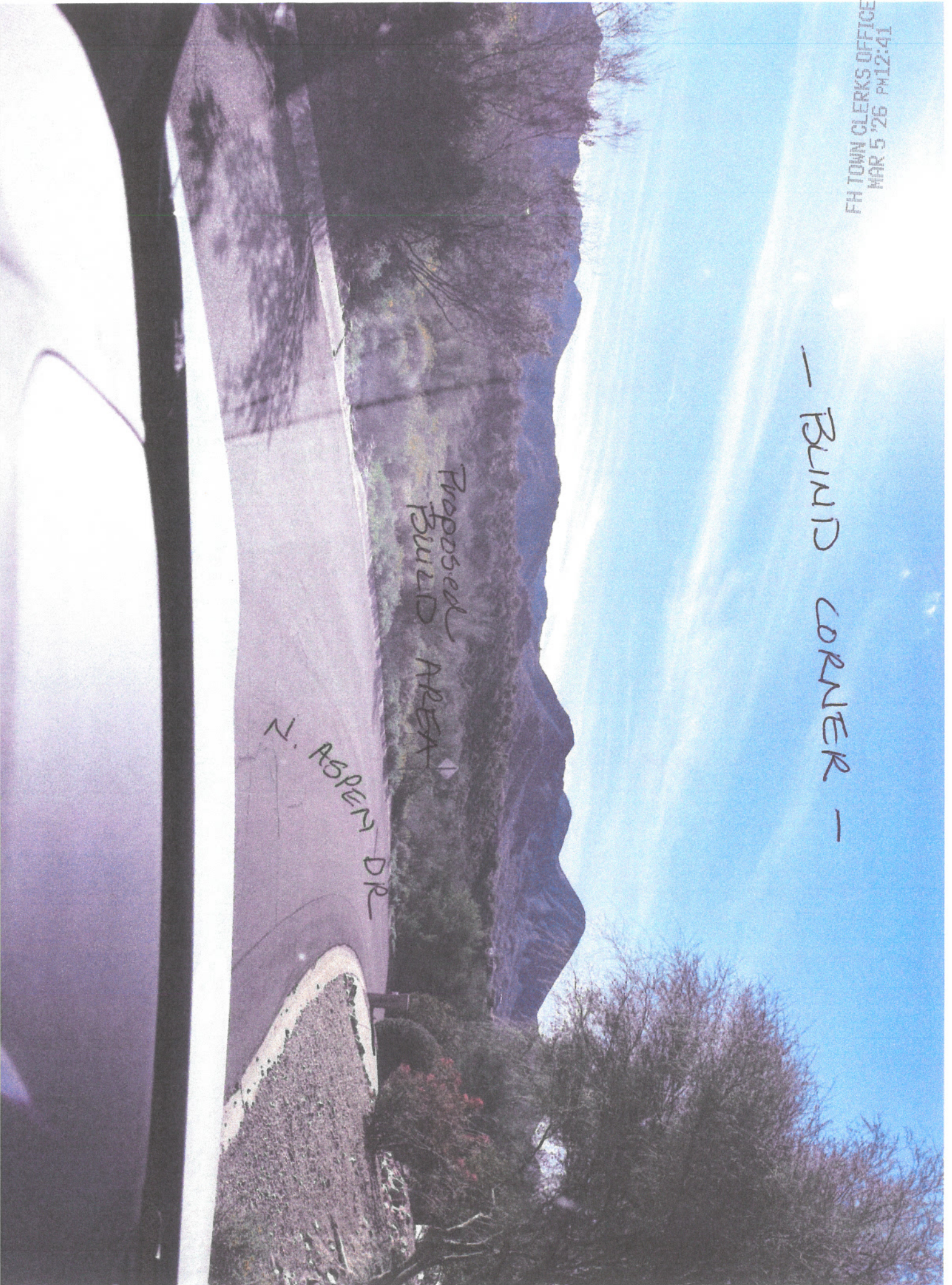


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- BLIND CORNER -

Proposed
BLIND AREA

N. ASPEN DR



congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

The Adero Canyon experience demonstrates that large-scale residential developments within established Fountain Hills neighborhoods are not impact-neutral. Such projects predictably and materially impact and degrade traffic, infrastructure capacity, emergency access, drainage conditions, neighborhood character, and surrounding property values. These impacts are not speculative, minimal, or sufficiently addressed through Toll Brothers' generalized assurances and boilerplate studies. Meaningful analyses — not conclusory representations — are required before such a substantial rezoning can be responsibly considered.

The Town should require Toll Brothers to provide rigorous, objective, data-driven analyses addressing public health and safety, traffic impacts, first responder access, drainage and floodplain impacts, wildlife impacts, Dark Skies impacts, and neighborhood and General Plan compatibility.

I am not opposed to development of the Property in accordance with its existing R1-35 zoning designation. However, I strongly oppose any proposal that is incompatible with the established character of the neighborhood, is inconsistent with the General Plan, and creates the substantial and foreseeable risks outlined above. Toll Brothers' proposal materially fails under each of these independent and sufficient bases for denial. I respectfully request that you deny Application RZ26-000002.

Respectfully,

Signature: Susan Fredricks

Printed Name: Susan Fredricks

Date: 2-28-2026

Address: 14407 N. El Pueblo Blvd
Fountain Hills, AZ 85268

Phone Number: 480-200-7552

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Respectfully,

Signature: Lori Radavich

Printed Name: LORI RADAVICH

Date: 2-26-26

Address: 15730 E Ocotillo Dr
Ftn. Hills, AZ 85268

Phone Number: 480-837-9600

FOUNTAIN HILLS TOWN CLERKS OFFICE
MAR 5 '26 PM 12:41

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Respectfully,

Signature:

Julie Evans

Printed Name:

Julie Evans

Date:

02/27/2026

Address:

13421 N. Cliff Top Dr.

Fountain Hills, AZ 85268

Phone Number:

804-441-1068

Conclusion

The Town of Fountain Hills has previously encountered substantial neighborhood opposition to high-density development proposals in this area. During review of the Adero Canyon project, neighboring residents raised serious concerns regarding traffic congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

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Respectfully,

Signature: _____

Printed Name: _____

Date: _____

Address: 14327 E. Harmony Lane
Fountain Hills, AZ 85268

Phone Number: 303-941-9388

FH TOWN CLERKS OFFICE
MAR 5 '26 PM 12:42

FOUNTAIN HILLS TOWN CLERK'S OFFICE
MAR 5 26 PM 12:42

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Respectfully,

Signature: _____

Printed Name: _____

Date: _____

Address: _____

Phone Number: _____

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Respectfully,

Signature: _____

Printed Name: _____

Date: _____

Address: _____

Phone Number: _____

TOWN CLERK'S OFFICE
MAR 5 '26 PM 12:42

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Respectfully,

Signature:



Printed Name:

Craig Scherer

Date:

2/24/26

Address:

15208 E Shoot Out Plz
Fountain Hills AZ

Phone Number:

FOUNTAIN HILLS TOWN CLERKS OFFICE
MAR 5 2026 PM 12:42

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Respectfully,

Signature: Lynn Piacenza

Printed Name: LYNN PIACENZA

Date: 2/24/26

Address: 15806 N. Eagles Nest Dr.
Fountain Hills, Az; 85248

Phone Number: 224-766-9464

congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

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Respectfully,

Signature: _____

Printed Name: _____

Date: _____

Address: _____

Phone Number: _____

[Handwritten Signature]
 SUSAN H DAVIS
 2/25/2026
 16624 N. ASPEN DR
 FOUNTAIN HILLS AZ 85268
 832/517-3606

congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

FOUNTAIN HILLS CLERKS OFFICE
MAR 5 '26 PM 12:42

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Respectfully,

Signature: _____

Printed Name: _____

Date: _____

Address: _____

Phone Number: _____

Conclusion

The Town of Fountain Hills has previously encountered substantial neighborhood opposition to high-density development proposals in this area. During review of the Adero Canyon project, neighboring residents raised serious concerns regarding traffic congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

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Respectfully,

Signature:  'Grace'

Printed Name: Graziella Maglio (Formerly Graziella Canzoneri)

Date: 2/24/26

Address: 15403 E Wrangler Ct
Fountain Hills, AZ 85268

Phone Number: 480-547-0531

FH TOWN CLERKS OFFICE
MAR 5 '26 PM 12:43

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Respectfully,

Signature:



Printed Name: Alton Bostwick

Date: February 24, 2026

Address: 15835 N Eagles Nest Drive

Fountain Hills, AZ 85268

Phone Number: (480) 215-6126

This language clearly contemplates regular, open, transparent, and meaningful dialogue between the developer and the neighbors. Toll Brothers has conducted *one* Open House, at which it failed to make a presentation to the neighbors about the project, and which was cut short because time ran out, even though neighbors had additional concerns. Toll Brothers has not offered to host a follow up Open House to hear and address remaining concerns.

The Town's Guidelines span eight (8) detailed pages outlining expectations for outreach methods, timing, transparency, documentation, and responsiveness. Neighborhood engagement plainly matters to the Town of Fountain Hills. In stark contrast, Toll Brothers' Citizen Participation Plan is *one and a half (1.5) pages long*, excluding photographs and lists of names and addresses.

This disparity is not incidental. It reflects a plan that lacks the commitment, structure, detail, and meaningful neighborhood engagement contemplated by the Town's requirements.

Unfortunately, Toll Brothers hasn't even met the requirements of its cursory Citizen Participation Plan. For example, the Plan states that, at the Open House, "we will *discuss the proposed application and allow any participants to ask questions.*" This plainly contemplates a presentation with a Q&A. But Toll Brothers did no such thing. Only when neighbors demanded it did Toll Brothers finally stand up in front of the assembled neighbors and address questions.

In short, Toll Brothers is reaching to satisfy its minimum obligations to check its citizen engagement box. But meaningful citizen participation is not a procedural formality or a box to check. It is a substantive requirement designed to ensure that neighbors are informed early, heard genuinely, and responded to thoughtfully.

Toll Brothers should be required to revise its Citizen Participation Plan to comply with the Town's Guidelines, and to implement a neighborhood engagement process that meaningfully and regularly involves the neighbors— as the Zoning Ordinance and the Guidance require.

Conclusion

The Town of Fountain Hills has previously encountered substantial neighborhood opposition to high-density development proposals in this area. During review of the Adero Canyon project, neighboring residents raised serious concerns regarding traffic

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Respectfully,

Signature: Terryl S. Silberstadt

Printed Name: Terryl S. Silberstadt

Date: Feb. 22, 2026

Address: 15403 E. Golden Eagle Blvd.
Fountain Hills, AZ 85268

Phone Number: 612-723-8412

congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

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Respectfully,

Signature: Elaine Mahadeen

Printed Name: ELAINE MAHADEEN

Date: 2/21/26

Address: 16013 N. NYACK DR.

Phone Number: 201-214-8098

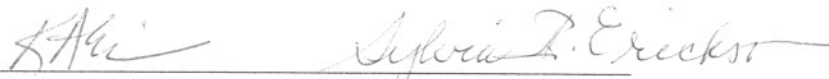
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Respectfully,

Signature: 

Printed Name: Kris Erickson SYLVIA I. ERICKSON

Date: 2/21/2026

Address: 15316 Quirk DeWPI

Fountain Hills, AZ 85268

Phone Number: (480) 646-7794

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Respectfully,

Signature: Kayla Prestenback Eric Chat

Printed Name: Kayla Prestenback / ERIC Chatagnier

Date: 2/17/26

Address: 15843 N. Aspen Dr.

Fountain Hills, AZ 85268

Phone Number: 985-212-4259

FH TOWN CLERKS OFFICE
MAR 5 '26 PM 12:44

require Toll Brothers to submit a revised Citizen Engagement Plan that meets the Town's requirements – one Open House falls far short of “meaningful” engagement with neighbors and does not satisfy the Town's requirement for ongoing dialogue between the developer and the neighbors.

The Town should not permit an application of this magnitude — and with such substantial consequences — to proceed on Toll Brothers' conclusory and insufficient analyses and inadequate neighborhood involvement.

Please deny Application RZ26-000002.

Respectfully,

Signature: Garrett Wilson + Angel Wi

Printed Name: GARRETT WILSON Angel Wilson

Date: February 15, 2026

Address: 15614 North Aspen Drive

Fountain Hills, AZ 85168

Phone Number: 602-349-5124

Supplicat

TOWN CLERK'S OFFICE
MAR 5 '26 PM 12:44

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Respectfully,

Signature: Garrett Wilson + Angel Wilson

Printed Name: GARRETT WILSON Angel Wilson

Date: February 15, 2026

Address: 15614 North Aspen Drive

Fountain Hills, AZ 85268

Phone Number: 602-349-5124

congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

PLANNING CLERKS OFFICE
MAR 5 '26 PM 12:44

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Respectfully,

Signature:



Printed Name:

Anne Lisa Kelleher

Date:

Feb 21/2026

Address:

10026 N Aspen Dr
Fountain Hill AZ

Phone Number:

480-255-9879

congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

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Respectfully,

Signature: LM Rubino / Larry Rubino

Printed Name: Lois Rubino / Larry Rubino

Date: 2/19/2026

Address: 15820 N. Eagles Nest Dr
Fountain Hills, AZ 85768

Phone Number: 480-229-7530

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Respectfully,

Signature: 

Printed Name: ROBERT L. TITUS

Date: FEB 21, 2024

Address: 15633 N EAGLES NEST DR
FOUNTAIN HILLS, AZ 85268

Phone Number: 608-332-1265

congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

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Respectfully,

Signature: Teri K. Hills

Printed Name: TERI K. HILLS

Date: 2/20/26

Address: 15649 N. EAGLES NEST DR.

FOUNTAIN HILLS, AZ

Phone Number: 480-529-1621

congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

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Respectfully,

Signature: Patricia Korona

Printed Name: PATRICIA KORONA

Date: _____

Address: 15317 E WALNUT LN

FOUNTAIN HILLS, AZ 85268

Phone Number: 480-586-5603

congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

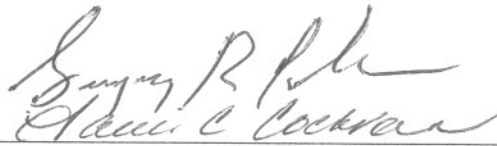
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Respectfully,

Signature:


GREGORY R. COCHRAN

Printed Name:

TAMI C COCHRAN

Date:

2/18/2026

Address:

16020 N. NYACK DR

FOUNTAIN HILLS AZ 85268

Phone Number:

GREG - 541 521 1438

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5:27 PM 02 APR 2026
TOWN CLERK'S OFFICE
FOUNTAIN HILLS

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Respectfully,

Signature:



Printed Name: ELIANE CAPPELLI

Date: February 17th, 2026

Address: 15579 E. Golden Eagle Blvd
FOUNTAIN HILLS AZ 85268

Phone Number: 831-920-8255

congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

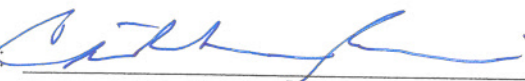
TOWN CLERKS OFFICE
MAR 5 '26 PM 12:45

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Respectfully,

Signature: 

Printed Name: Catherine Gilbert

Date: 2-18-2026

Address: 16417 N Aspen Dr.
Fountain Hills AZ 85268

Phone Number: 480 540 9025

FOUNTAIN HILLS TOWN CLERKS OFFICE
MAR 5 '26 PM 2:45

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Respectfully,

Signature: Claire Miller Haughey

Printed Name: Claire Miller Haughey

Date: 2-16-26

Address: 16425 N. Aspen Drive
Fountain Hills, AZ 85268

Phone Number: 480-375-1860

congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

FOUNTAIN HILLS TOWN CLERK'S OFFICE
MAR 5 '26 PM 12:45

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Respectfully,

Signature:

Printed Name:

Date:

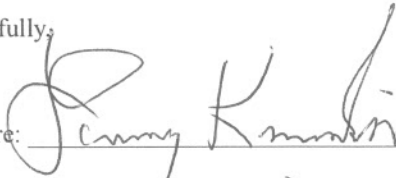
Address:

Phone Number:

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Respectfully,

Signature:



Printed Name:

LARRY KERKULIS

Date:

2-15-26

Address:

15656 N. EAGLES NEST Dr.

FOUNTAIN HILLS, AZ 85268

Phone Number:

847-308-1309

congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

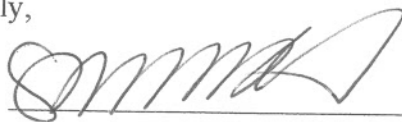
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Respectfully,

Signature:



Printed Name:

SUSAN MAISEL MD

Date:

2/16/2026

Address:

15431 E. GOLDEN EAGLE BLVD
FOUNTAIN HILLS, AZ 85268

Phone Number:

317-654-0712

smaiselmd@gmail.com

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Brett Lincoln
Brett Lincoln
2/16/26

Respectfully,

Signature: Ann C. Becker Becker-Lincoln
Printed Name: Ann C. Becker Revocable Trust
Date: Feb. 16, 2026
Address: 15410 E. Wrangler Court
Fountain Hills, AZ 85268
Phone Number: 602-320-4517

we own
two
lots -
we get
two
votes)

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we also
in a lot
in Wrangler
signed
separately
or that
ot

Respectfully,

Signature: Ann C. Becker Brett Lincoln

Printed Name: Ann Becker Brett Lincoln
2/16/26

Date: Feb. 16, 2026

Address: 15830 N. Eagles Nest Dr.
Fountain Hills, AZ 85268

Phone Number: 602-320-4517

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Respectfully,

Signature:

Robert Atri Kangas

Printed Name:

Robert Atri Kangas

Date:

02-16-2026

Address:

16256 N. Aspen Dr
Fountain Hills, AZ 85268

Phone Number:

602-538-3939

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Respectfully,

Signature: D. Valencia

Printed Name: Danielle Valencia

Date: 2/15/2020

Address: 16404 N. Aspin Dr.

Fountain Hills, AZ 85208

Phone Number: 480-303-3743

congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

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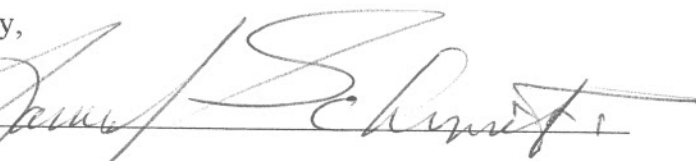
Signature:

Printed Name:

Date:

Address:

Phone Number:



LAURENCE J SCHMIT

2/15/26

16255 N ASPEN DR

Fountain Hills AZ 85268

480-836-8593

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Respectfully,

Signature: Elizabeth E Schmit

Printed Name: ELIZABETH E Schmit

Date: 2/15/26

Address: 16255 N Aspen Dr
Fountain Hills, Az 85268

Phone Number: 480 836-8593

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Respectfully,

Signature: _____

Printed Name: _____

Date: _____

Address: _____

Phone Number: _____

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Respectfully,

Signature:

Adrienne Larsen

Printed Name:

Adrienne Larsen

Date:

2-15-2026

Address:

15318 E. Walnut Ln.

Fountain Hills, AZ 85268

Phone Number:

480-907-4104

TOWN CLERKS OFFICE
MAR 5 '26 PM 12:47

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Respectfully,

Signature: Robert M. Cagala

Printed Name: Robert M. Cagala

Date: 2-15-2026

Address: 15473 Golden Eagle
Fountain Hills, AZ 85268

Phone Number: 602-312-7475

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Respectfully,

Signature: Julie McKsymick

Printed Name: Julie McKsymick

Date: 2-15-2026

Address: 15583 E. Golden Eagle Blvd.
Fountain Hills, AZ 85268

Phone Number: 314-265-7071

congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

FH TOWN CLERKS OFFICE
MAR 5 '26 PM 12:47

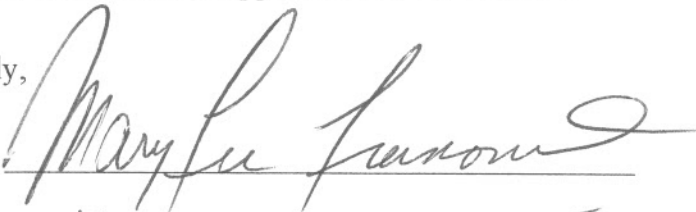
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Respectfully,

Signature:



Printed Name:

MARY LEE TRAMONTE

Date:

2/15/26

Address:

15860 N. NYACK DR.

FOUNTAIN HILLS, AZ 85268

Phone Number:

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Respectfully,

Signature:



Printed Name:

Pamela Cook

Date:

2/15/26

Address:

15659 N. Aspen Rd,
Fountain Hills, AZ

Phone Number:

203-907-8252

congestion, access and safety issues, neighborhood character, and potential impacts on surrounding property values. Those concerns were treated as material during Planning & Zoning and Council deliberations and were widely reported in local coverage of the proceedings.

The Adero Canyon experience demonstrates that large-scale residential developments within established Fountain Hills neighborhoods are not impact-neutral. Such projects predictably and materially impact and degrade traffic, infrastructure capacity, emergency access, drainage conditions, neighborhood character, and surrounding property values. These impacts are not speculative, minimal, or sufficiently addressed through Toll Brothers' generalized assurances and boilerplate studies. Meaningful analyses — not conclusory representations — are required before such a substantial rezoning can be responsibly considered.

The Town should require Toll Brothers to provide rigorous, objective, data-driven analyses addressing public health and safety, traffic impacts, first responder access, drainage and floodplain impacts, wildlife impacts, Dark Skies impacts, and neighborhood and General Plan compatibility.

I am not opposed to development of the Property in accordance with its existing R1-35 zoning designation. However, I strongly oppose any proposal that is incompatible with the established character of the neighborhood, is inconsistent with the General Plan, and creates the substantial and foreseeable risks outlined above. Toll Brothers' proposal materially fails under each of these independent and sufficient bases for denial. I respectfully request that you deny Application RZ26-000002.

Respectfully,

Signature:

Printed Name:

Date:

Address:

Phone Number:

David Cagle

David Cagle

2/15/2026

16230 N. Aspen Drive
Fountain Hills, AZ 85268

928-242-9871

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Respectfully,

Signature: _____

Patrick Murphy

Printed Name: _____

PATRICK MURPHY

Date: _____

2/15/26

Address: _____

16010 N- ASPEN BL

Fountain Hills AZ

Phone Number: _____

414-719-5761

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Respectfully,

Signature: Susan L. Hixson

Printed Name: Susan L. Hixson

Date: 2/15/25

Address: 15872 N. Aspen Dr.
Fountain Hills, AZ 85266

Phone Number: (602) 463-9567

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Respectfully,

Signature:

Elizabeth J. Oakley

Printed Name:

Elizabeth J. Oakley

Date:

2/15/2026

Address:

16238 N. Aspen Dr.

Fountain Hills, AZ

Phone Number:

216-618-0790

TOWN CLERKS OFFICE
MAR 5 '26 PM 12:48

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Respectfully,

Signature: Gary Holland

Printed Name: Gary Holland

Date: 2/15/2026

Address: 15404 E Round Up Cir
Fountain Hills AZ 85268

Phone Number: 406-595-5700

TOWN CLERK'S OFFICE
MAR 5 '26 PM 12:48

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Respectfully,

Signature: Dianne R. Immenga

Printed Name: DIANNE IMMENGA

Date: 2-15-22

Address: 15405 Round Up Circle
FH AZ 85268

Phone Number: 480-836-1235

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Respectfully,

Signature: Barbara Tucker

Printed Name: Barbara Tucker

Date: 2/15/2026

Address: 15853 N. Aspen Dr
Fountain Hills, AZ 85268

Phone Number: 208-446-9009

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Respectfully,

Signature: 
 Printed Name: Catherine M. Capozzi
 Date: Feb. 15, 2026
 Address: 15329 E Walnut Ln
Fountain Hills, AZ 85268
 Phone Number: 928-750-2278

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Respectfully,

Signature: Sandra Vergetis

Printed Name: Sandra Vergetis

Date: 2/15/26

Address: 15836 N. Eagles Nest Dr
F H

Phone Number: 602-647-9131