

	Last Name	First Name	Number	Address	City	State	Zip	Phone	Notes
1	Abrams	David	15641	N Eagles Nest Dr	Fountain Hills	Arizona	85268	480-652-5177	
2	Abrams	Jamie	15641	N Eagles Nest Dr	Fountain Hills	Arizona	85268	480-843-1393	
3	Agee	Judith	15644	N Aspen Dr	Fountain Hills	Arizona	85268	480-363-6285	
4	Aritz	Frank	15323	E Quick Draw Pl	Fountain Hills	Arizona	85268	480-837-4529	
5	Baranoff	Robert	15641	E Golden Eagle Blvd	Fountain Hills	Arizona	85268	860-729-4501	
6	Becker	Anne	15830	N Eagles Nest Dr	Fountain Hills	Arizona	85268	602-320-4517	
7	Becker	Anne	15410	E Wrangler Ct	Fountain Hills	Arizona	85268	602-320-4517	
8	Booth	Jann	16428	N Aspen Dr	Fountain Hills	Arizona	85268	480-652-0827	
9	Cagala	Therese	15473	E Golden Eagle Blvd	Fountain Hills	Arizona	85268	480-221-0808	
10	Cagle	Cheryl	16230	N Aspen Dr	Fountain Hills	Arizona	85268	928-368-3946	
11	Campbell	Philip	15802	N Eagles Nest Dr	Fountain Hills	Arizona	85268	303-916-0544	
12	Canzoneri	Peter	15403	E Wrangler Ct	Fountain Hills	Arizona	85268	847-514-6033	
13	Casciani-Eaton	Cosette	16012	N Nyack Dr	Fountain Hills	Arizona	85268	575-312-9512	
14	Cherwayko	Jeanette	15633	Cerro Alto	Fountain Hills	Arizona	85268	403-650-7204	
15	Combs	Roger	15648	N Eagles Nest Dr	Fountain Hills	Arizona	85268	602-577-3087	
16	Couch	Ron	15312	E Two Gun Cir	Fountain Hills	Arizona	85268	NONE	
17	Dahl	Helen	16220	N Aspen Dr	Fountain Hills	Arizona	85268	602-549-4270	
18	Eaton	Rodney	16012	N Nyack Dr	Fountain Hills	Arizona	85268	575-312-2766	
19	Fabielli	Bobbie	15814	N Eagles Nest Dr	Fountain Hills	Arizona	85268	773-592-8986	
20	Farah	Diane	16035	N Aspen Dr	Fountain Hills	Arizona	85268	317-258-0463	
21	Fredrickson	Todd	14407	N El Pueblo Blvd	Fountain Hills	Arizona	85268	NONE	
22	Gilberstadt	David	15403	E Golden Eagle Blvd	Fountain Hills	Arizona	85268	480-634-8486	
23	Gilbert	Walter	16417	N Aspen Dr	Fountain Hills	Arizona	85268	480-250-6966	
24	Gorenca	Veton	16820	E La Montana #116	Fountain Hills	Arizona	85268	480-365-9289	
25	Grauds	Dzintars	16034	N Aspen Dr	Fountain Hills	Arizona	85268	602-430-1176	
26	Halfman	Martin J	15811	N Eagles Nest Dr	Fountain Hills	Arizona	85268	480-993-8266	
27	Hubick	James	16042	N Aspen Dr	Fountain Hills	Arizona	85268	480-284-1943	
28	Immenga	Albert	15405	E Round Up Cir	Fountain Hills	Arizona	85268	480-836-1235	
29	Kelleher	William	16026	N Aspen Dr	Fountain Hills	Arizona	85268	480-837-8806	
30	Korona	Patricia	15317	E Walnut Ln	Fountain Hills	Arizona	85268	480586-5603	
31	Kuzara	Veronica	15641	E Golden Eagle Blvd	Fountain Hills	Arizona	85268	860-874-3625	

	Last Name	First Name	Number	Address	City	State	Zip	Phone	Notes
32	Larson	Stewart	15318	Walnut Ln	Fountain Hills	Arizona	85268	480-861-2530	
33	Lorvick	Vicky	15404	E Round Up Cir	Fountain Hills	Arizona	85268	406-570-7747	
34	Lynch	Barbara	16050	N Aspen Dr	Fountain Hills	Arizona	85268	262-613-8931	
35	Mahadeen	Ramsey	16013	N Nyack Dr	Fountain Hills	Arizona	85268	973-204-2641	
36	Mahdavi	Omid	15304	E Two Gun Cir	Fountain Hills	Arizona	85268	520-471-2084	
37	McCarty	Patrick	15402	E Wrangler Ct	Fountain Hills	Arizona	85268	507-358-5376	
38	Mcksymick	Mark	15583	E Golden Eagle Blvd	Fountain Hills	Arizona	85268	480-226-4429	
39	McNeal	Deborah	15312	E Two Gun Cir	Fountain Hills	Arizona	85268	360-707-8073	
40	Miller	Paul	16212	N Aspen Dr	Fountain Hills	Arizona	85268	480-837-2698	
41	Miller	Darlene	16212	N Aspen Dr	Fountain Hills	Arizona	85268	480-837-2698	
42	Morris	Susan	15412	E Round Up Cir	Fountain Hills	Arizona	85268	480-227-5134	
43	Murchison	Todd	15411	E Wrangler Ct	Fountain Hills	Arizona	85268	480-768-3044	
44	Murchison	Nicole	15411	E Wrangler Ct	Fountain Hills	Arizona	85268	480-768-3044	
45	Murphy	Patricia G	16010	N Aspen Dr	Fountain Hills	Arizona	85268	262-225-5743	
46	Nonhof	Susan	15819	N Eagles Nest Dr	Fountain Hills	Arizona	85268	480-773-0481	
47	Nonhof	Michael	15819	N Eagles Nest Dr	Fountain Hills	Arizona	85268	623-696-8304	
48	Paulsen	Randy	15147	E Mazatzal Cir	Fountain Hills	Arizona	85268	NONE	
49	Pierson	Roy	15207	E Shoot Out Plaza	Fountain Hills	Arizona	85268	215-921-1019	
50	Polk	Florence	15531	E Golden Eagle Blvd	Fountain Hills	Arizona	85268	480-586-7566	
51	Prestenback	Kayla	15843	N Aspen Dr	Fountain Hills	Arizona	85268	985-212-4259	
52	Purdum	Denice	16028	N Nyack Dr	Fountain Hills	Arizona	85268	314-369-5658	
53	Reiser	Laura	16420	N Aspen Dr	Fountain Hills	Arizona	85268	630-926-5248	
54	Reiser	Scott	16420	N Aspen Dr	Fountain Hills	Arizona	85268	630-299-9470	
55	Scoville	Diane	15315	E Quick Draw Pl	Fountain Hills	Arizona	85268	480-720-1857	
56	Smith	Jefferey	16206	N Aspen Dr	Fountain Hills	Arizona	85268	480-250-2018	
57	Smith	Robert	15827	N Eagles Nest Dr	Fountain Hills	Arizona	85268	218-330-0997	
58	Taube	Kathleen	16034	N Aspen Dr	Fountain Hills	Arizona	85268	480-837-3605	
59	Titus	Susan	15633	N Eagles Nest Dr	Fountain Hills	Arizona	85268	608-332-1265	
60	Tramonte	Peter	15860	N Nyack Dr	Fountain Hills	Arizona	85268	631-459-3789	
61	Van Wyk	Nmadelyn	15261	Golden Eagle Blvd	Fountain Hills	Arizona	85268	480-740-7304	
62	Verity	Melissa	16411	E Segundo Dr	Fountain Hills	Arizona	85268	602-881-0038	

	Last Name	First Name	Number	Address	City	State	Zip	Phone	Notes
63	Versetis	Charles	15836	N Eagles Nest Dr	Fountain Hills	Arizona	85268	602-359-2806	
64	Visnifir	Doug	15330	E Walnut Lane	Fountain Hills	Arizona	85268	602-796-2860	
65	Walters	Rachael	15606	N Aspen Dr	Fountain Hills	Arizona	85268	805-245-4473	
66	Wasserstrom	Sam	15814	N Eagles Nest Dr	Fountain Hills	Arizona	85268	773-592-8969	
67	Weegman	Mary Lou	15827	N Eagles Nest Dr	Fountain Hills	Arizona	85268	NONE	
68	White	Nancy	15573	E Golden Eagle Blvd	Fountain Hills	Arizona	85268	480-330-1922	
69	Wicklund	Anne	15453	E Golden Eagle Blvd	Fountain Hills	Arizona	85268	602-620-4948	
70	Wilson	Susan	15824	N Eagles Nest Dr	Fountain Hills	Arizona	85268	623-687-0366	
71	Wilson	Matt	15824	N Eagles Nest Dr	Fountain Hills	Arizona	85268	623-687-6389	

I received the Toll Brothers Development Plan in the mail for N. Apsen Dr. & E. Wrangler Ct. showing 29 homes that are planned to be built very close to my property. It looks like the edge of my property is 126 Ft from the proposed development.

Please accept my formal Protest Letter in opposition to rezoning.

I have many concerns, but my main concerns are losing property value, changing the beauty of Fountain Hills desert landscape, the possible risks of flood/drainage, and the effect on the natural wildlife.

I love seeing Deer in my own backyard and rezoning to put in 29 homes is going to affect Fountain Hills in a negative way. I love the small town feel of Fountain Hills.

I can't wait to vote in the next election for representatives that share my passion for Fountain Hills.

Your neighbor.

Randy Paulsen

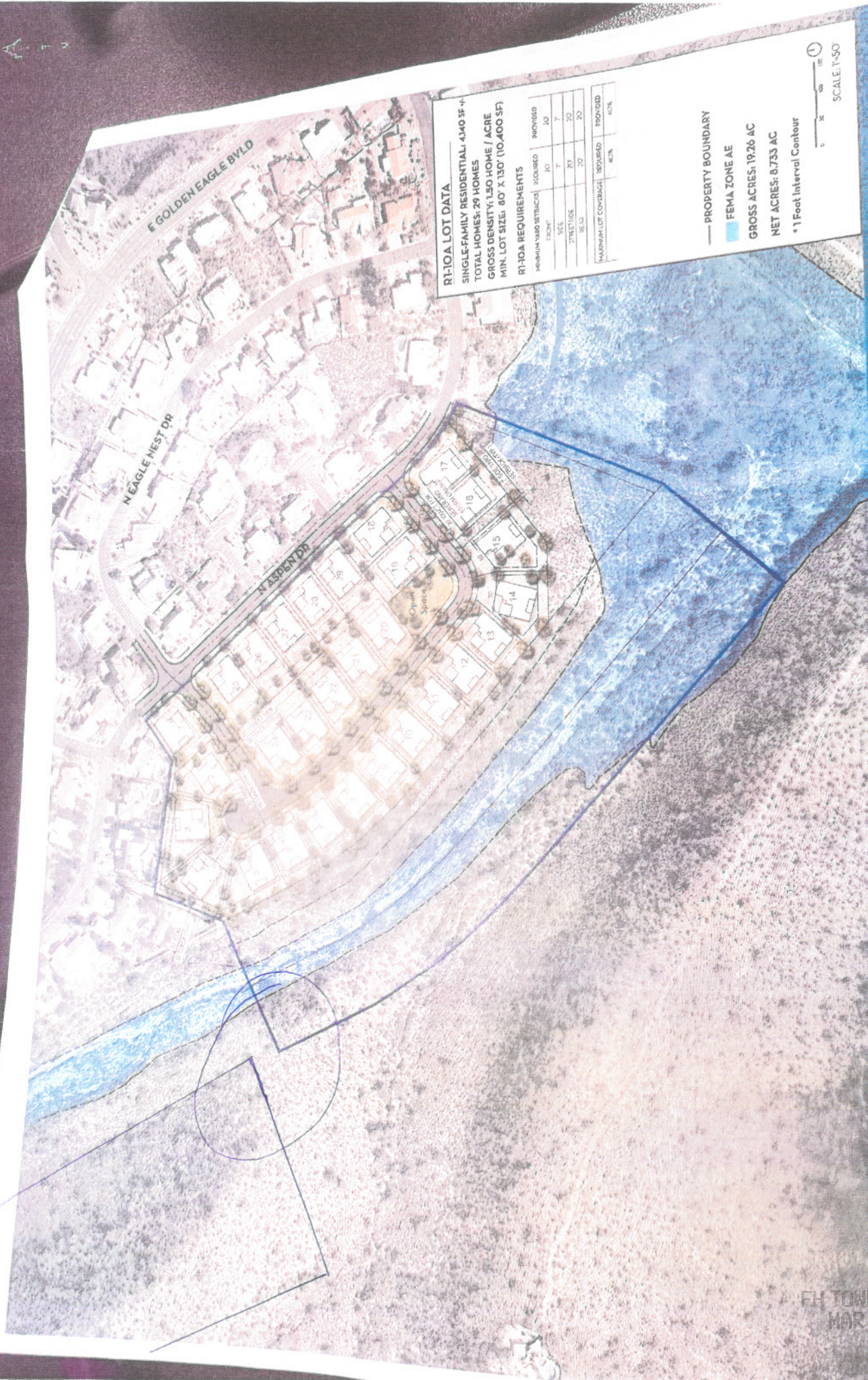
15147 E. Mazatzal Cir.

 2-16-2026

FH TOWN CLERKS OFFICE
MAR 5 '26 PM12:35

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MAR 5 '26 PM12:35





R1-10A LOT DATA

SINGLE-FAMILY RESIDENTIAL: 4340 SF +/-
 TOTAL HOMES: 29 HOMES
 GROSS DENSITY: 150 HOME / ACRE
 MIN. LOT SIZE: 80' X 130' (10,400 SF)

R1-10A REQUIREMENTS

MINIMUM VARIOUS SETBACKS	REQUIRED	PROVIDED
FRONT	20'	20'
REAR	7'	7'
STREET SIDE	20'	20'
BACK	20'	20'

MAXIMUM LOT COVERAGE	REQUIRED	PROVIDED
45%		45%

— PROPERTY BOUNDARY
 FEMA ZONE AE
 GROSS ACRES: 19.26 AC
 NET ACRES: 8.733 AC
 * 1 Foot Interval Contour

0 50 100
 SCALE: 1"=50'

FILED TOWN CLERK'S OFFICE
 MAR 5 '26 PM 2:36

Written Protest Regarding Toll Brothers Rezoning Application RZ25-000002

FOUNTAIN HILLS TOWN CLERKS OFFICE
MAR 5 '26 PM 12:36

February 16, 2026

To: Town of Fountain Hills Town Clerk, Beverly Bender

Town of Fountain Hills Mayor and 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)**

Legal Dispute Regarding NPOA Jurisdiction Over North Aspen Property

I write to formally oppose Toll Brothers Inc.'s application (RZ25^{ACB}-000002) to rezone the 19-acre parcel located at 15680 North Aspen Drive in Fountain Hills, Arizona.

My husband Brett Lincoln and I live at 15830 N. Eagles Nest Drive in Fountain Hills. We also own the lot at 15410 E. Wrangler Court in Fountain Hills. Both of our properties are directly adjacent to the North Aspen Property referenced above and would be impacted by Toll Brothers' proposed development.

The full 19 acre parcel along Aspen Drive lies squarely within the legal jurisdiction of the Neighborhood Property Owners' Association of Fountain Hills or "NPOA."

NPOA is a private, nonprofit property owners association in Fountain Hills that was established to *maintain architectural control* in specified portions of Fountain Hills – including the Aspen Drive parcel.

NPOA administers and enforces a Declaration of Reservations containing terms and conditions that are private, binding covenants that run with the land. These restrictions are recorded in the deed, and any buyer of the land – including Toll Brothers – **must** accept the land subject to these conditions.

The NPOA Declaration of Reservations states that lots zoned R-35 and R-10 (including the Aspen Drive property) **cannot be subdivided without prior approval** from the NPOA Committee of Architecture. In other words, Toll Brothers needs NPOA's prior authorization in order to subdivide the lot or construct anything on the property.

Toll Brothers doesn't seem to think so. At the Open House, Toll Brothers stated that it would not be part of the NPOA. It failed to explain how it can exempt itself from NPOA jurisdiction.

In short: The jurisdiction of the NPOA over Toll Brothers' proposed development is at issue. NPOA asserts jurisdiction (and their records plainly confirm jurisdiction), but Toll Brothers claims it is outside NPOA's jurisdiction even though these restrictions legally run with the land.

This is a significant legal issue that must be resolved before rezoning can be considered.

Signature: Ann C. Becker

Printed Name: Ann BECKER

Date: Feb. 16, 2026

Address: 15830 N. Eagles Nest AND 1540 E. Wrangler Ct.
Fountain Hills, AZ 85268

Phone Number: 602-320-4517

“This proposed development will result in a 22 cubic feet per second ***increase in peak flow*** during a 100-year storm event compared to existing conditions.”

This is not speculative. It is Toll Brothers’ own admission.

A 22 cubic feet per second increase in 100-year peak discharge is significant in this context. In natural, unconfined alluvial channels such as Ashbrook Wash, hydraulic response is non-linear — meaning relatively modest increases in discharge can produce disproportionately larger increases in water surface elevation, velocity, and lateral floodplain expansion.

Standard engineering references recognize that floodplain boundaries and base flood elevations are highly sensitive to changes in peak flow and channel conveyance characteristics (see V.T. Chow, D.R. Maidment & L.W. Mays, *Applied Hydrology*, McGraw-Hill; U.S. Army Corps of Engineers, *HEC-RAS Hydraulic Reference Manual*; FEMA, *Floodplain Management Requirements: A Study Guide and Desk Reference*). This sensitivity is precisely why many jurisdictions require zero net increase in 100-year peak discharge for new development.

Toll Brothers provides no downstream hydraulic modeling to demonstrate that its projected increased in flow is harmless. The Town cannot responsibly approve a rezoning based on a study that admits increased peak flow while offering no evidence that the increase will not harm adjacent properties or public infrastructure.

2. Toll Brothers Seeks to Shift Flood Risk to the Public

Rather than mitigating the increased runoff, Toll Brothers proposes to discharge the additional flow directly into Ashbrook Wash – effectively transferring the hydrologic burden to the public drainage system and downstream residents.

This approach is unacceptable given:

- The parcel’s immediate adjacency to Zone AE
- The outdated 2013 FEMA panel (see below)
- Post-Atlas 14 rainfall intensity increases (see below)
- The August 2022 and other recent extreme storm events
- The absence of any downstream capacity or dam impact analysis

Allowing increased discharge here would lower the Town’s flood protection standard and create a dangerous precedent for future development.

Before any zoning change is considered, the Town must require:

- Zero net increase in 100-year peak discharge at the wash
- A downstream hydraulic analysis, including impacts to Dam #6
- Verification that channel capacity and freeboard remain intact
- Independent peer review of all hydrologic and hydraulic modeling

Without these protections, the project simply shifts risk from Toll Brothers to the public.

3. Toll Brothers Relies on Outdated Flood Modeling

The effective FEMA panel date is 2013. Since that time:

- NOAA Atlas 14 rainfall estimates have materially increased projected storm intensities for Arizona.
- The region has experienced several extreme, 100+ year flood storm events.
- Sedimentation, channel migration, and upstream development have altered watershed conditions.

There is no evidence that Toll Brothers' "Preliminary Drainage Analysis" incorporates updated rainfall frequency curves, post-2022 storm observations, or current watershed conditions. Reliance on a 2013 map does not constitute a contemporary flood risk evaluation.

4. Toll Brothers Ignores the Parcel's Immediate Proximity to Zone AE

The parcel sits directly adjacent to the Zone AE boundary. In desert systems, floodwaters routinely expand laterally during extreme events. Small increases in discharge or reductions in channel capacity can cause significant outward spread. Properties just outside AE boundaries are often the first to experience overbank flow when channel capacity is exceeded.

Indeed, neighbors have personally experienced this lateral spread of water during extreme storm events (see attached photos).

Any increase in discharge or reduction in channel capacity can push floodwaters outward—directly toward existing homes.

5. Toll Brothers Has Conducted No Dam Impact or Downstream Risk Assessment

To date, Toll Brothers has presented no analysis evaluating:

- Whether increased runoff will affect downstream capacity of Ashbrook Wash
- Whether additional peak flows could impact the Fountain Hills dam system and Dam #6 in particular
- Whether retention design would fully mitigate cumulative watershed impacts
- Whether channel erosion or migration risk increases downstream

Any project that increases discharge into a defined wash system must include a rigorous downstream hydraulic analysis. Toll Brothers has presented no such comprehensive evaluation to the public.

6. Cumulative and Public Safety Implications

Flood risk is not confined to the subject parcel. Increased flow volumes affect:

- Downstream property owners
- Roadway crossings
- Emergency access routes
- Public infrastructure
- Erosion stability of wash banks

The Town has an obligation to assess cumulative watershed impacts, not merely lot-by-lot compliance. After recently expending public funds to strengthen downstream infrastructure along Ashbrook Wash, the Town should not authorize upstream development that increases peak discharge without a comprehensive analysis confirming that those public investments will not be undermined.

Conclusion.

Toll Brothers admits that this development will increase 100-year stormwater discharge into Ashbrook Wash. At the same time, Toll Brothers characterizes the increase as negligible and urges the Town to proceed with rezoning.

The burden, however, is not on neighboring residents to prove harm. The burden rests with the applicant to demonstrate — through competent, current, and

TOWN CLERKS OFFICE
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downstream-inclusive analysis — that the increased discharge will not adversely affect adjacent properties, public infrastructure, or the Ashbrook Wash system.

At a minimum, Toll Brothers should be required to provide:

- Updated hydrologic and hydraulic modeling using current rainfall data
- A comprehensive downstream impact analysis, including potential effects on Dam #6 and related infrastructure
- Verification that post-development conditions will not increase water surface elevations, reduce freeboard, or expand flood extents
- Transparent, independently peer-reviewed flood risk documentation

Absent this information, rezoning would be premature and inconsistent with the Town’s obligation to protect public safety and downstream property owners.

We respectfully urge the P&ZC and the Town Council to deny this rezoning request unless and until a comprehensive, updated flood risk assessment demonstrates no increased risk to neighboring properties, downstream infrastructure, or the broader community.

Sincerely,

Signature	Printed Name	Address	Phone Number	Date
<i>Ann Becker</i>	<i>Ann Becker</i>	<i>15830 N. Eagles Nest Dr.</i>	<i>602-320-4517</i>	<i>2-17-26</i>

FULTON CLERKS OFFICE
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Written Protest Regarding Toll Brothers Rezoning Application RZ25-000002

~~February~~ ^{MARCH 5} _____, 2026

To: Town of Fountain Hills Clerk, Beverly Bender
Town of Fountain Hills Mayor and Council Members
Town of Fountain Hills Planning & Zoning Commission Members

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

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.

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, a material and incompatible increase in density.

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 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.

At a minimum, the Town should require Toll Brothers to conduct rigorous studies and provide objective, data-driven analyses regarding traffic impacts, first responder impacts, drainage and floodplain impacts, wildlife impacts, Dark Skies impacts, and neighborhood and General Plan compatibility. The Town also should

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 RZ25-000002.

Respectfully,

Signature: See Attached

Printed Name: _____

Date: _____

Address: _____

Phone Number: _____

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 RZ25-000002.

Respectfully,

Signature: Susan Wilson

Printed Name: Susan Wilson

Date: 2/26/26

Address: 15824 N. Eagles Nest Dr
Fountain Hills 85268

Phone Number: 623-687-0366

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 RZ25-000002.

Respectfully,

Signature: Matt Wilson

Printed Name: Matt Wilson

Date: 3/3/26

Address: 15824 N. Eagles Nest Dr
Fountain Hills, AZ 85268

Phone Number: 623-687-6389

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 RZ25-000002.

Respectfully,

Signature: TODD FREDRICKSON

Printed Name: TODD FREDRICKSON

Date: 2-28-2026

Address: 14407 N EI PUEBLO BLVD

FOUNTAIN HILLS, AZ 85268

Phone Number: 480-200-7552

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: Frank A Aritz

Printed Name: Frank A Aritz

Date: 2/21/26

Address: 15323 E Quail Draw PL

Flag AZ 85268

Phone Number: 480 837 4529

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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: _____

Printed Name: _____

Date: _____

Address: _____

Phone Number: _____

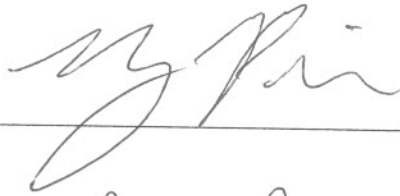
require Toll Brothers to submit a revised Citizen Engagement Plan that meets the Town's requirements – one Open House falls far short of “meaningful” engagement with neighbors and does not satisfy the Town's requirement for ongoing dialogue between the developer and the neighbors.

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: _____



Printed Name: _____

Roy Pierson

Date: _____

2/21/26

Address: _____

15207 E Shoot Out Plaza

Fountain Hills, AZ 85268

Phone Number: _____

215-921-1019

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: D Sciville

Printed Name: Diane Sciville

Date: 2-25-26

Address: 415315 E Quick Draw Pl

Fountain Hills, AZ

Phone Number: 480-720-1857

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: Robert M. Baranoff

Printed Name: ROBERT M. BARANOFF

Date: 2/24/2026

Address: 15641 E. Golden Eagle Blvd.
PO Box 18574
Fountain Hills, AZ 85268

Phone Number: 860-729-4501

Written Protest Regarding Toll Brothers Rezoning Application RZ25-000002

February 24, 2026

To: Town of Fountain Hills Clerk, Beverly Bender
Town of Fountain Hills Mayor and Council Members
Town of Fountain Hills Planning & Zoning Commission Members

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

As a resident and property owner near 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.

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, a material and incompatible increase in density.

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 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.

At a minimum, the Town should require Toll Brothers to conduct rigorous studies and provide objective, data-driven analyses regarding traffic impacts, first responder impacts, drainage and floodplain impacts, wildlife impacts, Dark Skies impacts, and neighborhood and General Plan compatibility. The Town also should

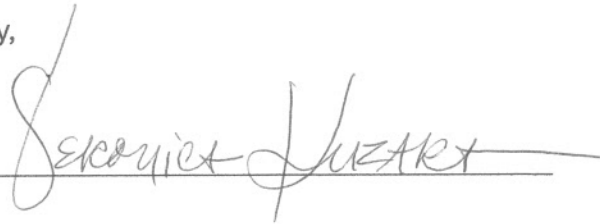
require Toll Brothers to submit a revised Citizen Engagement Plan that meets the Town's requirements – one Open House falls far short of “meaningful” engagement with neighbors and does not satisfy the Town's requirement for ongoing dialogue between the developer and the neighbors.

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:



Printed Name:

VERONICA KUZARA

Date:

Feb - 24 - 2026

Address:

15641 E. Golden Eagle Blvd
P.O. Box 18574
Fountain Hills, AZ 85268

Phone Number:

860-874-3625

FH TOWN CLERKS OFFICE
MAR 5 '26 PM 12:50

Written Protest Regarding Toll Brothers Rezoning Application RZ25-000002

February 24, 2026

To: Town of Fountain Hills Clerk, Beverly Bender
Town of Fountain Hills Mayor and Council Members
Town of Fountain Hills Planning & Zoning Commission Members

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

As a resident and property owner near 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.

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, a material and incompatible increase in density.

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 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.

At a minimum, the Town should require Toll Brothers to conduct rigorous studies and provide objective, data-driven analyses regarding traffic impacts, first responder impacts, drainage and floodplain impacts, wildlife impacts, Dark Skies impacts, and neighborhood and General Plan compatibility. The Town also should

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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: David Silberstadt

Printed Name: David Silberstadt

Date: 2/22/26

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

Phone Number: 480-634-8486

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: _____

Printed Name: _____

Date: _____

Address: _____

15606 N ASPEN DRIVE
FOUNTAIN HILLS, AZ 85268

Phone Number: _____

I am a 16 year resident of Fountain Hills.
We have lived in our home on Aspen Drive
for 13 years. We agree with additional
homes being built on this land at the
current zoning appraised amount. We do not
agree with changing the zoning to allow 29 homes.

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 RZ25-000002.

Respectfully,

Signature: Susan Nonhof

Printed Name: Susan Nonhof

Date: 2-19-26

Address: 15819 N Eagles Nest Dr

Fountain Hills AZ 85268

Phone Number: 480-773-0481

FT TOWN CLERKS OFFICE
MAR 5 '26 PM 12:51

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 RZ25-000002.

Respectfully,

Signature: Michael P. Nonhof

Printed Name: Michael P. Nonhof

Date: 2-18-26

Address: 15819 N. Eagles Nest Dr
Fountain Hills, AZ 85268

Phone Number: (623) 696-8304

FT TOWN CLERKS OFFICE
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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: Melissa Verity

Printed Name: Melissa Verity

Date: 2/18/26

Address: 16411 E Segundo Dr

Fountain Hills AZ 85268

Phone Number: 602-881-0038

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:



Printed Name:

Veton Gorenca

Date:

2-18-26

Address:

16820 E La Martina

#116, 85268, Fountain Hills

Phone Number:

(480) 365-9289

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: Kayla Prestenback

Printed Name: Kayla Prestenback

Date: 2/17/26

Address: 15843 N. Aspen Dr.

Fountain Hills, AZ 85268

Phone Number: 985-212-4259

TOWN CLERK'S OFFICE
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TOWN CLERKS OFFICE
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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: William F. Keller

Printed Name: William F Keller

Date: Feb 21 2026

Address: 16026 N ASPEN DR
Fountain Hills

Phone Number: 480-837-8806

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 RZ25-000002.

Respectfully,

Signature: Ramsey Mahadeen

Printed Name: RAMSEY MAHADEEN

Date: 2/21/26

Address: 16013 N. NYACK DRIVE

FOUNTAIN HILLS 85268

Phone Number: 973-204-2641

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:



Printed Name:

Deborah McNeal - Ron Couch

Date:

2-15-26

Address:

15312 E Two Gun CR

Fountain Hills

Phone Number:

360-707-8073

FT TOWN CLERKS OFFICE
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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:

D. Todd Murchison



Printed Name:

D. TODD MURCHISON

Nicole Murchison

Date:

2/16/2026

Address:

15411 E WRANGLER CT.

FOUNTAIN HILLS, AZ 85268

Phone Number:

408-768-3044

FH TOWN CLERKS OFFICE
MAR 5 '26 PM12:52

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: Martin J. Halfman

Printed Name: MARTIN J. HALFMAN

Date: 2/19/26

Address: 15811 N. EAGLES NEST DR.
FOUNTAIN HILLS, AZ.

Phone Number: 480 - 993-8266

FH TOWN CLERKS OFFICE
MAR 5 '26 PM 12:52

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: Patricia Korona

Printed Name: PATRICIA KORONA

Date: _____

Address: 15317 E WALNUT LN (additional lot)

FOUNTAIN HILLS, AZ 85268

Phone Number: 480-586-5603

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: Madelyn Van Wyk

Printed Name: Madelyn Van Wyk

Date: 2/16/26

Address: 15261 E Golden Eagle Blvd

Fountain Hills, AZ 85268

Phone Number: 480-740-7304

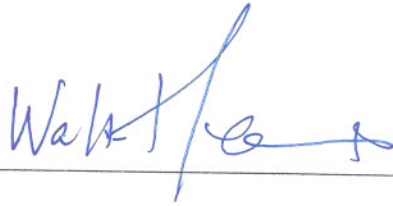
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The Town should not permit an application of this magnitude — and with such substantial consequences — to proceed on Toll Brothers' conclusory and insufficient analyses and inadequate neighborhood involvement.

Please deny Application RZ26-000002.

Respectfully,

Signature: _____



Printed Name: _____

Walter Gilbert

Date: _____

2 / 18 / 2025

Address: _____

16417 N. Aspen Dr.

Fountain Hills, AZ 85268

Phone Number: _____

480.250.6964

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: Judith A. Agee

Printed Name: JUDITH A. AGEE

Date: 2-18-26

Address: 15644 N. ASPEN DR.

FOUNTAIN HILLS, AZ 85268

Phone Number: 480-363-6285

PH TOWN CLERKS OFFICE
MAR 5 '26 PM 12:52

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 RZ25-000002.

Respectfully,

Signature: Susan Morris

Printed Name: SUSAN MORRIS

Date: 2/17/26

Address: 15412 E Round Up Circle
Mountain View AZ 85268

Phone Number: 480 227 5134

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:

Patrick M. McCarty

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.

Printed Name:

Patrick M. McCarty

Date:

2-17-2026

Address:

15402 E. Wrangler Ct.

Fountain Hills, AZ 85268

Phone Number:

507-358-5376

FH TOWN CLERKS OFFICE
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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 RZ25-000002.

Respectfully,

Signature: Susan L Titus

Printed Name: Susan L. Titus

Date: 2/16/2026

Address: 15633 N Eagles Nest Dr.
Found in Hills, AZ

Phone Number: 608-332-1265

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 RZ25-000002.

Respectfully,

Signature: Nanali Eaton

Printed Name: Cosette A. Casciani-Eaton

Date: 2/15/26

Address: 16012 N. NYACK
Fountain Hills, AZ 85268

Phone Number: 575-312-9512

FH TOWN CLERKS OFFICE
MAR 5 '26 PM12:53

FH TOWN CLERKS OFFICE
MAR 5 '26 PM 12:53

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 RZ25-000002.

Respectfully,

Signature: R D E

Printed Name: RODNEY D. EATON

Date: 2/17/2026

Address: 16012 N. NYACK DR.

FOUNTAIN HILLS, AZ 85268

Phone Number: 575-312-2766

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 RZ25-000002.

Respectfully,

Signature: Philip Campbell

Printed Name: Philip Campbell

Date: 2/17/26

Address: 15802 Eagles Nest Dr.
Fountain Hills AZ

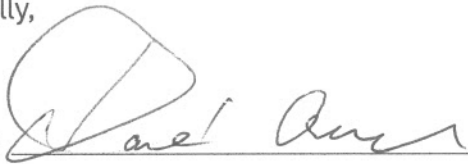
Phone Number: (303) 916-0544

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 RZ25-000002.

Respectfully,

Signature: 

Printed Name: Daniel Abrams

Date: 2/16/2025

Address: 15641 N. Eagles Nest Dr
Fountain Hills 85268

Phone Number: 480-652-5177

FH TOWN CLERKS OFFICE
MAR 5 '26 PM 12:53

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 RZ25-000002.

Respectfully,

Signature: Jamie M Abrams

Printed Name: Jamie M Abrams

Date: Feb 16, 2026

Address: 15641 N Cagles Rest Dr
Fountain Hills AZ 85268

Phone Number: 480-843-1393

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 RZ25-000002.

Respectfully,

Signature: Roger D. Combs

Printed Name: ROGER COMBS

Date: 16 FEB 2025

Address: 15648 N. EAGLES-
NEST DR. 85268

Phone Number: 602-577-3087

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: Diane M. Farah

Printed Name: Diane M. Farah

Date: 2-15-2026

Address: 16035 N. Aspen Dr.

Fountain Hills, AZ 85268

Phone Number: 317-258-0463

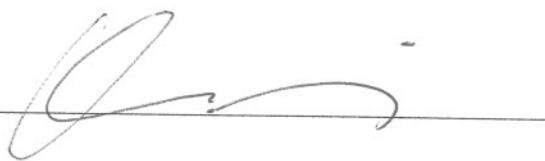
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The Town should not permit an application of this magnitude — and with such substantial consequences — to proceed on Toll Brothers' conclusory and insufficient analyses and inadequate neighborhood involvement.

Please deny Application RZ26-000002.

Respectfully,

Signature: _____



Printed Name: _____

Omid Mahdavi

Date: _____

2/15/26

Address: _____

15304 E Two Gun Circle

Fountain Hills AZ 85286

Phone Number: _____

(520) 471-2084

omid.mahdavi@gmail.com

FH TOWN CLERKS OFFICE
MAR 5 '26 PM 12:54

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: James Huber

Printed Name: JAMES HUBER

Date: 2/15/2028

Address: 16042 N. ASPEN DR

F.H.

Phone Number: 480-284-1943

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: Jeffrey L Smith

Printed Name: JEFFREY L SMITH

Date: 2-15-2026

Address: 16206 N. ASPEN DR

Phone Number: 480-250-2018

FH TOWN CLERKS OFFICE
MAR 5 '26 PM12:54

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: 

Printed Name: LAURA REISER

Date: 2-15-26

Address: 16420 N ASPEN DR

Phone Number: 630-926-5248

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: Scott Reiser

Printed Name: SCOTT REISER

Date: 2/15/26

Address: 16420 N. Aspen Dr.

Phone Number: 630-299-9470

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: 

Printed Name: Jann H Boert

Date: 2/15/26

Address: 16428 N Aspen Dr

Phone Number: ~~480 652 0827~~

480 652 0827
jannandmark@gmail.com

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: _____



Printed Name: _____

Stuart Larsen

Date: _____

2/15/26

Address: _____

15318 Walnut Ln.

Ftn. Hills, AZ 85268

Phone Number: _____

480-861-2530

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MAR 5 '26 PM 12:54

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: Mark McKsynick

Printed Name: MARK MCKSYNICK

Date: 2-15-26

Address: 15583 E Golden Eagle Blvd

FOUNTAIN HILLS, AZ

Phone Number: 480-226-4429

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: Florence Polk

Printed Name: Florence Polk

Date: 2-16-2024

Address: 15531 E. Golden Eagle Blvd

Phone Number: 480-586-7566

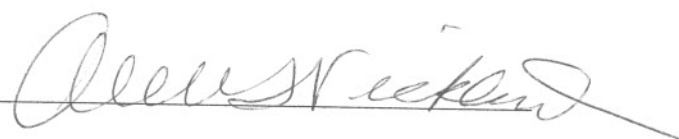
PLATTINUM CLERKS OFFICE
30110 SKYLINE
MAR 5 '26 PM 2:54

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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: 

Printed Name: ANNE WICKLUND

Date: 2/15/26

Address: 15453 E Golden Eagle
Frontier A2

Phone Number: ~~855~~ 602-620-4948

WICKLUND ANNE @ GMAIL . COM

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: M. Therese Cagala

Printed Name: M. Therese Cagala

Date: 2-15-2026

Address: 15473 Golden Eagle
Fountain Hills, AZ 85268

Phone Number: 480-221-0808

TERRICAGALA@COX.NET

FH TOWN CLERKS OFFICE
MAR 5 '26 PM 12:55

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: Nancy White

Printed Name: Nancy White

Date: 2/16/26

Address: 15573 E Golden Eagle Blvd
FH

Phone Number: 480 330-1922

Nancy J White @ hotmail.com

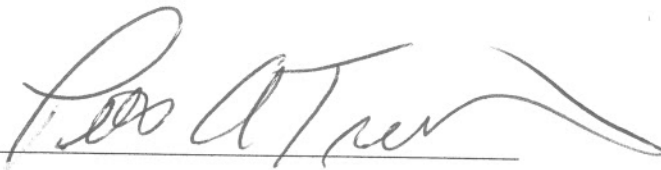
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The Town should not permit an application of this magnitude — and with such substantial consequences — to proceed on Toll Brothers' conclusory and insufficient analyses and inadequate neighborhood involvement.

Please deny Application RZ26-000002.

Respectfully,

Signature:



Printed Name:

Peter A. Tremonte

Date:

2/15/2026

Address:

15860 N. NYACK DRIVE

Fountain Hills, AZ 85268

Phone Number:

631-459-3789

5527 92
TOWN CLERKS OFFICE
MAR 5 '26 PM 12:55

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: Denise Purdum

Printed Name: DENISE PURDUM

Date: 2/15/2026

Address: 16028 N NYACK DR

FOUNTAIN HILLS ~~85268~~ 85268

Phone Number: 314-369-5658

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: Helen Dahl

Printed Name: HELEN DAHL

Date: 2-15-26

Address: ~~450~~ 16220 N. Aspen Drive

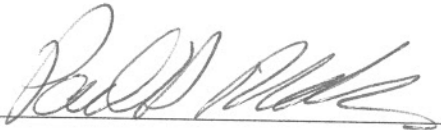
Phone Number: 602-549-4270

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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: 

Printed Name: PAUL MILLER

Date: 2/15/26

Address: 16212 N. ASPEN DR

FOUNTAIN HILLS AZ 85268

Phone Number: 480-837-2498

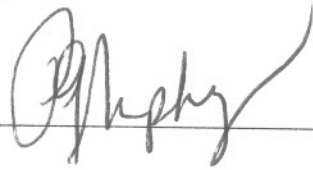
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The Town should not permit an application of this magnitude — and with such substantial consequences — to proceed on Toll Brothers' conclusory and insufficient analyses and inadequate neighborhood involvement.

Please deny Application RZ26-000002.

Respectfully,

Signature:



Printed Name:

PATRICIA G MURPHY

Date:

2/15/26

Address:

16010 N. ASPEN DR

Fountain Hills AZ

Phone Number:

262-225-5743

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: H. Darlene Miller

Printed Name: H. Darlene Miller

Date: February 15, 2026

Address: 16212 N. Aspen Dr.

Phone Number: 480-837-2698

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: Barbara Lynch

Printed Name: BARBARA LYNCH

Date: 2/15/2026 16050

Address: 15020 N. ASPEN DR
FOUNTAIN HILLS, AZ

Phone Number: 262-613-8931

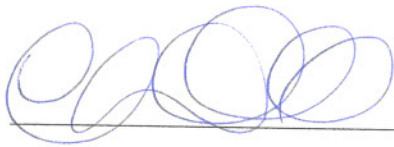
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The Town should not permit an application of this magnitude — and with such substantial consequences — to proceed on Toll Brothers' conclusory and insufficient analyses and inadequate neighborhood involvement.

Please deny Application RZ26-000002.

Respectfully,

Signature:



Printed Name:

Cheryl Cagle

Date:

2-15-26

Address:

16230 N. Aspen Dr.

Fountain Hills, AZ 85268

Phone Number:

(928) 368-3946

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: Vicky Lowick aka Vicky Holland

Printed Name: VICKY LORVICK

Date: 2/15/2025

Address: 15404 E. Round Up Cir
Fountain Hills AZ

Phone Number: 406-570-7747

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: Charles Versetis

Printed Name: Charles Versetis

Date: 2/15/26

Address: 15836 N Eagles Nest DR

FOUNTAIN HILLS AZ 85268

Phone Number: 602 359-2806 cell
cversetis@yahoo.com

TOWN CLERKS OFFICE
MAR 5 '26 PM 12:56

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: J. Cherwayko

Printed Name: Jeannette Cherwayko

Date: Feb. 15, 2026

Address: 15633 Cerro Alto

Fountain Hills, AZ

Phone Number: 403 650-7204

nette04@icloud.com

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: 

Printed Name: ALBERT IMMENGA

Date: 2-15-26

Address: 15405 Round up Circle
FH AZ 85268

Phone Number: 480-836-1235

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:



Printed Name:

PETER CANZONERI⁰

Date:

2/15/2026

Address:

15403 E WRANGLER

CT FLI

Phone Number:

847-514-6033

February 28, 2026

To: Town of Fountain Hills Town Clerk
Town of Fountain Hills Town
Council Members
Town of Fountain Hills Planning
& Zoning Commission Members

Subject: Written Protest Regarding
Toll Brothers' Application (RZ 25-000002)
to Rezone North Aspen Property
(APN: 176-21-181)

As residents and property owners in the
Aspen Drive neighborhood of Fountain Hills,
we are writing to formally oppose Toll
Brothers' Inc. Application (RZ ^{Hills} 25-000002)
to rezone the 19-acre parcel located at
15680 North Aspen Drive, in Fountain Hills, Arizona.
We respectfully request that the Planning
& Zoning Commission recommend denial of,
and that the Town Council deny
Application RZ ^{Hills} 25-000002, leaving the property
zoned as it currently is R1-35, residential parcels
of no less than 35,000 square feet.
over

should be Application RZ 25-000002
Hills, 2/28/2026

Sincerely,

Mary Lou Weegman

Mary Lou Weegman

~~Robert Smith~~

Robert Smith

February 28, 2026

Address:

15827 No Eagles Nest Drive

Fountain Hills, AZ 85268

Phone Number 218-330-0997