# LEGACY 49 AND OUR FUTURE

INTRO: For those who could not attend the Legacy 49 party I wanted to give you a not-so-quick update on the details

THE CROWD: All the HOAs were represented: Airpark, DVCA, Legado, Quail Ridge and the Rancho's all had presidents, board members and homeowners at the event. We were all once part of a master association called "Eldorado Lakes" and its good to have the family back together again.

THE FUTURE: We want to see you all again soon at our own family event at the course – stay tuned for details. DVCA has the systems and means to unite all the communities together so we can communicate in the future. Your older uncle Airpark wants you to stay off the runway and file local drone flight plans with the airport manger. Your cousin DVCC wants you to stay off the course unless you are golfing. Also, and I'm surprised I have to say this, but brother Quail Ridge doesn't want you creating burning man "art" in their backyard.

THE VENUE: Jim and Bev at the country club pulled out all the stops. The entire venue was themed in a Luau motif with inflatable palm trees and table decorations. LCD monitors showed the development on a loop while poster board displays highlighted the development renderings.

SWAG BAG: Everyone received a Legacy 49 bag with a water bottle, a k-cup of "Green Monkey Coffee" and some notepads. Did I forget to mention the free drink coupons for the bar?

**THE HOAs AND THE GOLF COURSE**

1) The Sierra room was standing room only when Pastor Bob, from the Ranchos, started his Prayer. His message was one of unity and appreciation.

2) Russ Harig was next. He is a board member of the Racho Co-Op and he spoke about the flooding and the mitigation that Legacy 49 would bring. He understood the development's basins would save a majority of their members from flooding but the county still has to work on water that arrives from the eastern slopes. The Rancho Co-Op voted unanimously to support Legacy 49's development

3) The DVCA HOA president, Carla Cole, followed with a quick speech thanking Jaimee and presenting her with a letter, signed by the entire board, supporting the Legacy 49 development.

4) Ron McRae (that's me!) gave a speech about the combined family of River Vista, Hillcrest, North Pointe, Airpark, DVCA, Legado and the Ranchos being united under Legacy 49. I also pitched the vision of walking, biking or a Sunday picnic in the verdant landscaped basins with parks, trails and exercise equipment. The course needs new homes and DVCA needs the course. Quail ridge needs proper gutters. The real winner, though, is the Ranchos because Legacy 49 will stop the flooding
https://vimeo.com/981156434

5) The Quail Ridge HOA president, Patrick Rodgers, spoke about the fire at the back fence and mysterious wooden teepees that were built by unknown persons in the field causing a fire hazard. When he told Jaimee about the unusual structures, she had them removed and hauled away immediately. Quail Ridge needs the erosion of their outer banks shored up AND the street gutters to flow away from the property. They want a buffer from the motorcoach park and the storage facility. Jaimee has addressed all these issues. Their board is waiting for quorum to vote on supporting Legacy 49.

6) Airpark HOA didn't speak but the president, Jon Linke, was in attendance. Also, there was Lyn Patmor, wife of airport manager Dean Patmor. She was working the crowd. Love this gal. The airport pre-dates the golf course. Those flyboys (and their fly-girls) are always fun to talk to. They have that pilot cool that never fades. Airpark wants to see Legacy 49 completed as it brings more interest into the area and, hopefully, a future developer that will complete Airpark.

7) The Legado HOA president, Mike Evans, spoke about his dual role as a Silverado employee and as a board president. He spoke about the original plan and how Jaimee's design surpasses the dreams of those who preceded her. Mike is important because he is the bridge between the old entity – Lakemont Homes – and the new entity – Silverado Homes. Save people. Different Name. He is a wealth of institutional knowledge and history from the OG DVCA home builder. Obviously, they support Legacy 49.

8) Jim Kepler was the last of our local speakers. He was funny and informative. He explained some of the course's issues and promised to get the course in shape by year's end. Jaimee is working with Jim to identify the issues (and solve them) including the lake on the 8th fairway. In the next few years, expect an expanded driving range with first-class amenities. His words - not mine. Jim unequivocally supports Jaimee's Legacy 49 project.

**ENGINERING AND DESIGN TEAM SPEAKERS**

1) Stacy Geisndorf from Battle Born Capital explained how they are a hard money lender who specializes in trust deed investments. They have financed Jaimee's projects in Vegas and the TRI Center in Reno.

2) Amanda Stevens from Short & Stevens was there to speak as RED's attorney. All of the agreements, easements and PUD restrictions must go through legal (on both sides) to ensure proper enforcement in the future.

3) Tracy Snoops from Hoku Legacy had a tearful story about how her company helps native Hawaiians invest in real estate to better their lives. She is one of the companies that brings cash investors into the portfolio.

4) Mark Folger from BLC spoke about landscaping in the basins and the concept behind the design. Good news everyone! The basins are built first.

**FUTURE BUSINESS OWNERS AND MANAGERS**

1) Ryan Putzer from Small Strides Child Care was there to talk about her wildly successful daycare in the Tahoe Regional Industrial (TRI) Center. She is bringing her same 6 weeks – 6 year old award winning childcare center to our little town. You can google her name along with Small Strides and see what this amazing woman has done for child care in Northern Nevada.

https://www.smallstridespreschool.com

https://www.2news.com/features/someone-2-know-ryan-putzer/video_8d189c70-4ca8-5959-a1b9-a2853ce3a28e.html

2) Starting with "mahalo" Wendy Mah, owner of the future Dog suites, spoke about the need for modern dog boarding for your pampered canine pets.

3) Kenney Jones is the manager of the "My-Tri Hotel" in the TRI Center. He manages an extended stay hotel with a kitchenette and laundry. He explained the amenities of the existing hotel and said it was the basis for the small hotel planned near the motorcoach park.

4) Jaimee spoke last. She expressed her attitude of gratitude for all the support. She promised to get the "Lakes at Dayton" PUD handbook published on her website ASAP along with the engineering plans for the basins and preliminary plat maps for the 9 "villages" she is developing.

**SPECIAL GUESTS:**

1) First and foremost, Eddie Hult, our venerated "Eldorado Master Association" president and, later, DVCA HOA president who brought our community through the John Lawrence bankruptcy in the 90's and the housing crash in the 2008 was there. I won't deny – I have a fanboy crush on his work over the 30+ years he has lived here. Every last one of us in the golf course community owes him (and Ed Messineo & Steve Markoe) our gratitude.

2) John Casinelli, our local commissioner elect (a 5th generation county resident), was there to talk to his constituents. He gave a quick speech about flooding in the Ranchos.

3) Judge Camille Vecchiarelli (along with her lovely 93yo mom Lenora Lee) was there to support the project.

NOTE: We must support Jaimee at every step of the bureaucracy including Dayton Regional Advisory Board, Lyon County Planning Commission and the Board of County Commissioners.
https://www.lyon-county.org/AgendaCenter/ViewFile/Agenda/_09042024-1667

Please, click the link below. Fill out the form. Give your support to the Legacy 49 project.
https://www.legacy49.com/support

# MY TAKE

I live in the DVCA and I see the same things you do. I'm concerned about the course. I want to know what the county is doing about the 2nd bridge. I'm also practical. Whole foods and Trader Joe's ain't comin' to Dayton without a larger population – neither is a bridge. Our home values are tied to the golf course and it needs more homes to live long and prosper (thanks Spock). This is the formula - like it or not. Hold the Legacy homes up for a 2nd bridge and the course declines due to lack of business. The bridge doesn't affect your home values – the state of the course does. Can't put it simpler than that. The COUNTY needs to build the 2nd bridge by getting easements from BLM (or the Minor's – ha ha) and Vidler Water. The COUNTY is the only entity capable of building a second bridge across a wide river with even wider flood banks.

This party was to whip up support for RED's development. Without your support this development will die at the county level. If this happens, she will sell to another developer who will probably sue everyone into submission and get what they want without any input from us yokels. Don't believe me? Lakemont Homes, in 2005, was building 1,600 homes - accessible by DVCA roads - and didn't ask anybody. We need the homes, trust me here. What we don't need is a developer who runs roughshod over all of us and builds what they want the way they want it. Our voice is our power. We want this development.

**QUICK STORY**

I want to share three anecdotes from Jaimee over our years of talking.

1) Early on, she told me there were two paths she could take: a) Sue the county or b) work with the homeowners. County wanted a 300-year flood basin. Federal rules only require a 100-year basin. Jaimee, after talking with the Ranchos, decided to create the 300-year basin because it would protect their homes and it was the right thing to do. Lakemont's trench (protecting Village 9) is why the Ranchos flood. Jaimee stormwater design requires extending, deepening and widening the existing trench to become the "main basin" that can fill with more water than Dayton has ever seen. This main basin is the one with the parks and trails.

2) I asked her about a year ago why she didn't just develop that casino footprint (senior homes after zoning change) and the commercial zone since it didn't need the basins. She could make some quick cash and deal with the bureaucracy of the county later. She told me that the entire development needs to come across the finish line at the same time. This included Ranchos and Quail Ridge since they are the most affected by her infrastructure work.

3) Jaimee bought a home in Reno last year. Her company is in Las Vegas but she wants to live in Legacy 49 while bringing her Hawaiian friends, investors and business partners to our neck of the woods. She bought in Reno because she wasn't sure if our community would welcome her. After all, she is the "big, bad developer". After today, I hope you welcome her, the investors and business owners with open arms to our community because they represent the future and the benefits we all want. They have the plans, the dreams and the capital to see this project through


LEGACY
49






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A Unified Community, Where Heritage Meets the Future!

WWW.LEGACY49.COM

# SUPPORT FOR LEGACY 49

LEGACY 49
DAYTON, NEVADA

I authorize the information herein to be mailed and/or emailed to the Lyon County Community Development Office to appropriate parties as documentation of support, including but not limited to inclusion in the supplemental materials of the public forums for the Legacy 49 project.

The information in this form will not be distributed for any other purposes.

☐ **Check here if you would like to receive future updates on the Legacy 49 project via email.**

**Supporter's Information**

Name: _____ Email: _____

Address: _____ Phone No: _____

_____

City: _____ State: _____ Zip: _____

_____

Supporting Comments:

Signed by: _____ Date: _____


HELLO



