
New Residential Apartment Homes North of Heckel

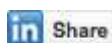
From : Keystone Homeowners Association
<Keystone_Homeowners_Association@mail.vresp.com>

Tue, Nov 23, 2021 05:40 AM

Subject : New Residential Apartment Homes North of Heckel

To : bradmills@wowway.com

Reply To : Keystone Homeowners Association <reply-a931898328-7bb14f442a-c268@u.cts.vresp.com>



Dear Keystone Homeowner/Members:

The Keystone HOA Board was approached by Realtor, Joe Kiefer, about a proposed development north of Heckel Road. Cindy, John and I from the board met with Joe and Greg Thurman, the VP of Acquisitions for Redwood Apartment Neighborhoods, Cincinnati, Ohio [Thursday](#) evening, [November 11, 2021](#).

Redwood Apartment Neighborhoods is seeking to purchase 29 acres, north of Heckel Road, east of the Deaconess Sports Park, south of the Goebel Soccer Complex, and west of Vieth Drive.

Redwood Apartment Neighborhoods have been successfully building and maintaining apartment home neighborhoods for 40 years. These neighborhoods are located across Michigan, Ohio, Kentucky, Iowa, North Carolina, South Carolina, and Indiana. You can visit their website for more information at www.byRedwood.com.

They plan to build 100 single-story single-family apartment homes in that acreage. Each unit will be approximately 1300 square feet in size and will contain 2 bedrooms, 2 bathrooms, with washer/dryer hook-ups and 2-car attached garages with 25-deep driveways. There will be 4-8 units built in contiguous sections throughout the development. None of the units will have basements.

Redwood plans on building a leasing office, utility building, and mail kiosk within the property in addition to the apartment homes. There will be no pool, gym, or playground within the development.

All residents will sign leasing agreements that outline the covenants governing the development. The covenants will prohibit habitual parking on the street

and mandate that all garbage cans are stored in individual garages except on garbage pickup day.

Redwood would be responsible for maintenance of the entrances as well as landscaping throughout the neighborhood. They plan to irrigate the entire development.

Redwood plans on employing a leasing manager and utility tech who will both live on property in order to ensure covenant compliance as well as property maintenance.

The rent for these apartments will range from \$1500 - \$2000/month.

Mr. Thurman reported that historically, 7% of Redwood residents have been single mothers with one to two children while the remaining 93% have historically been 'empty nesters' and young professionals. He stated that Redwood's average tenant stay is 3.1 years which is much longer than the average length of stay for renters across the nation. Mr. Thurman also reported that Redwood properties enjoy a very low vacancy rate (about 2%).

The area is currently zoned C-4. It will need to be rezoned R-3 in order for this project to proceed.

Redwood filed a UDC (Use and Development Commitment) for the project with the Area Plan Commission. We have copies of the site plan and the UDC on our website, www.keystonehomesalive.com.

They plan to appear before the Area Plan Commission on [Thursday, December 2, 2021](#) at 3:00 PM and then the County Commissioners on [December 14, 2021](#) at 3:00 PM regarding their application for rezoning.

The HOA Board is in favor of this development since it will down zone the 29 acres from the heavy C-4 use which could generate a large amount of traffic, noise and lights to a lighter R-3 use. These residential units will basically be attached ranch homes or condominiums.

Brad Mills
Keystone HOA



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