

SEIC Meets with D-R-Horton about Eagle Crest Development Plans

October 2008

In an effort to gather reliable information and in response to questions from several SaddleBrooke homeowners, SaddleBrooke External Affairs and Information Commission (SEIC) representatives, Steve Watry, Kay Galligan, and Maureen Borland met with D-R-Horton, representatives, David Greenberg (President of the Tucson Division) and Bill Reynolds (Land Development Project Manager), on August 7.

D-R-Horton is the current home builder for Eagle Crest Ranch. Both men were extremely pleasant and cooperative as we discussed a series of questions. They understood our interest in our Eagle Crest neighbors and the possible impact that future development plans have on SaddleBrooke residents. We thank them both for their assistance in providing us with the following information:

- 941 houses are anticipated in the current plans for Eagle Crest Ranch, 547 have been sold.
- This is the current number of housing units approved by Pinal County.
- D-R-Horton homes in Eagle Crest range from 1,300 to 4,200 square feet.
- Current selling prices range from \$179,000 to \$500,000 plus.
- There are no subsidized housing units in the development.
- The development is being completed in phases. Current building is in Phases 4 and 5, of a total of 6 phases.
- There is no projected date for completion, but given the current economy, it may take another two years to complete.
- D-R-Horton has no plans to sell any of the development to another builder and indicates that they are financially sound. They are now the largest home builder in the United States and trade on the NY Stock Exchange.
- 90% of the infrastructure, i.e. roads, utilities, etc. has been completed. The 10% that is not complete includes the area along SaddleBrooke Boulevard.
- No design changes are anticipated for the area bordering on SaddleBrooke Boulevard and there are no plans to further landscape that area because Pinal County did not require a Landscaping Plan.
- The unfinished road, which intersects with SaddleBrooke Boulevard, is the approved final location of the road, Eagle Crest Ranch Boulevard, running the north-south length of the development. This road is temporarily blocked to prevent access.
- The small road coming down the hill, which is visible from SaddleBrooke Boulevard, is for fire access only.
- A four acre, \$300,000 recreational park for residents will be completed soon.
- The State land auction for the land adjacent to SaddleBrooke is on hold. It is not known who would bid on the property, but D-R-Horton reports they have no plans to purchase this property.

- Sears Financial is the developer of Eagle Crest Ranch and will be handling the development of the commercial tracts along Oracle Road.

D-R-Horton has offered to tour the SaddleBrooke Boulevard frontage to find a solution for improving the appearance until that area is developed over the next two years. SEIC representatives plan to meet with representatives from Sears Financial to discuss the commercial development plans.

Please let us know if there are particular questions you would like to have us explore. Questions may be sent to: borlandm@prodigy.net