

February 14, 2022

Dear Chimney Creek Neighbor,

You might recall finding a flyer in your mailbox recently concerning a plan by Lennar Homes to build 3,000-unit housing development on 1,160 acres of virtually undeveloped Hill Country ranchland on what is now the historic Guajolote Ranch. The proposed housing tract would abut the northeast border of our neighborhood, near the corner of Helotes Creek Rd. and Low Bluff.

**What you may not realize - Why this matters to you.**

For starters, there will be significant light pollution and noise from such a dense development, wildlife will be pressed out of the area, and our rural neighborhood will lose its "country" feel.

Beyond aesthetic changes, if you ever drive Scenic Loop Road you will encounter a massive increase in traffic, as the sole ingress/egress route for the development will feed into that modest two-lane country road. If just one car from each of 3,000 proposed homes is driven to and from work each day, imagine what rush hour on Scenic Loop would look like! And, of course, there is likely to be more than one car per household driving to and from work.

Most significantly however, every proposed option by Lennar Homes for sewage and surface drainage of the tract presents a threat to the quality of groundwater from which we all draw our well water! Looking beyond our own neighborhood, the Guajolote Ranch forms the headwaters of the Helotes Creek/Chimineia Creek drainages, which feed directly into the Edwards Aquifer recharge zone. Lennar Homes has a questionable track record of cutting corners, and most recently ran into legal trouble for violating the Clean Water Act in a Bulverde area development. Any words of assurance from them about wastewater disposal must be received skeptically. Even if they kept their word, accidents do (will) happen. And, again, the aquifer cannot be uncontaminated.

**The proposed Guajolote Ranch Tract is a neighborhood and regional threat.**

What you can do:

Contact the Samollows or the Trawicks at [StopGRT@gmail.com](mailto:StopGRT@gmail.com) and let us know you want to be informed and get involved in opposing this development.

We will organize a community get together of interested parties as soon as practical (in person location yet-to-be determined, or by Zoom, depending on how people feel about these options).

We look forward to hearing from you.

Paul and Cathie Samollow  
David and Jill Trawick