

Dear Members of the Valle Escondido Homeowners Association,

I hope this message finds you well. Last Saturday, I had the opportunity to present the new events center project to the residents of Valle Escondido. However, I understand that some residents were unable to attend the meeting. To ensure that everyone has a clear understanding of the project, I have put together a comprehensive presentation that I am now sharing with all residents.

Project Description:

The project consists of the construction of a single-story event hall, designed to accommodate up to 350 people for events with served meals (social events and weddings) and up to 500 people for conferences.

This space will include:

- Acoustic treatment to control noise; the building will not have windows to the outside.
- Outdoor areas harmoniously integrated with the natural surroundings.
- Equipped kitchen.
- Areas designated for the proper storage and handling of waste.

The project includes an exclusive area designated for parking, with a capacity that far exceeds mandatory municipal requirements.

The colonial architectural characteristics that predominate in Valle Escondido will be maintained and respected.

Benefits for Residents

1. **Noise Reduction:** The new events center will have advanced acoustic treatments to control noise, ensuring that sound levels are kept to a minimum. This will significantly reduce the noise pollution compared to current events held in areas without proper soundproofing.
2. **Improved Traffic Management:** The design includes adequate parking and plans to encourage carpooling, which will help manage traffic flow and reduce congestion in the neighborhood. This will make it easier and safer for residents to navigate the area during events.

3. **Enhanced Property Value:** Proximity to a well-designed, modern events center can enhance the value of nearby properties. The center will be an attractive feature, making the neighborhood more desirable.
4. **Community Engagement:** The events center will host a variety of social, cultural, and educational events, providing residents with opportunities to participate in community activities and fostering a stronger sense of community.
5. **Aesthetic Improvements:** The new center will feature colonial architectural design, harmonizing with the existing aesthetic of Valle Escondido. This will enhance the overall beauty of the area, making it a more pleasant environment for residents.
6. **Controlled Event Impact:** By centralizing events in a dedicated space, other common areas like the pool, gym, and spa will remain accessible and undisturbed for residents. This will ensure that residents can enjoy these facilities without the disruptions caused by event preparations and activities.
7. **Increased Security:** The events center will include enhanced security measures, ensuring the safety of attendees and residents alike. This will help to maintain a secure environment in the neighborhood.
8. **Sustainability Initiatives:** The project includes eco-friendly designs and practices, such as sustainable construction methods and proper waste management. These initiatives will contribute to a healthier environment, benefiting all residents.

Response to Community Concerns:

We understand and value the concerns expressed by the Valle Escondido Homeowner's Association (VEHOA). Below, we address some of the points mentioned in their communication:

1. **Single-Story Construction:** We confirm that the event hall will be a single-story construction, respecting the aesthetics and environment of the resort.
2. **Adequate Parking:** Eco Design (gramaBlock) 94 parking spaces, and 4 Handicap spaces. Compared to the current situation, no significant difference is expected in the types of events and the number of guests attending them. It is considered to promote with event organizers initiatives that encourage carpooling to not exceed the maximum parking capacity of the resort, reduce traffic, and take care of the environment.

3. **Load on Public Services:** The use of water for this hall is not different from the water use generated by an event in the current Country Club area. The project includes improvements to water supply and wastewater treatment systems to support the capacity without overloading existing resources.
4. **Safety and Mobility:** Additional safety measures will be implemented during and after construction, ensuring the safe and secure mobility of residents and visitors.

Measures to Mitigate Impacts:

1. **Noise Control:** Sound-absorbing construction materials will be used to minimize noise pollution during and after construction.
2. **Waste Management:** Strict procedures will be established for the collection and disposal of solid waste and debris, following municipal regulations.
3. **Traffic Impact:** Appropriate solutions will be designed to manage additional traffic during events, ensuring smooth and safe flow within the community.
4. **Preservation of the Natural Environment:** Measures will be taken to protect local flora and fauna, ensuring that construction activities do not negatively impact waterways and natural habitats.

Commitment to Security:

We would like to clarify that the resort has always paid for security services, especially during events. This commitment will continue with the new event hall, ensuring the peace and security of all residents and visitors.

Commitment to Well-Being:

As developers of the most important residential resort project in the area, we are committed to the well-being of residents and tourists. We firmly believe that this project will bring numerous benefits and improve the quality of life for everyone in Valle Escondido.

Conclusion:

We are committed to sustainable development and the well-being of the Valle Escondido community. We respectfully request the support of this project by the competent authorities and residents.

We remain at your disposal for any additional inquiries and look forward to working together for the positive development of our community.

Survey

Additionally, we are including a survey that I respectfully ask you to review and complete. This survey focuses on the environmental impact the project might have, and your feedback is crucial for us to move forward in a way that best serves our community.

Please take a few moments to review the presentation and respond to the survey. Your insights and opinions are invaluable, and I kindly request that you send your completed survey back to this email.

Thank you for your time and participation in this important matter. We look forward to your feedback and to working together to ensure the success of this project.

Sincerely,

Thalía Velásquez- Taliaferro de Salazar

Co-Founder & CEO

Valle Escondido Wellness Resort