



March 25, 2026

Dear homeowners in Hamlets of Woodland Ridge East,

This longer letter is one of the most important pieces of communication you will receive as a resident of the Hamlets. Please read carefully.

A Hamlets East-West Coordinating Committee formed last year to look for cost savings in our two adjoined Associations and to be vigilant of commercial development that we knew would come after I.U. Health built the hospital just south of our neighborhood.

And then the quarry and industrial development announcement hit.

Let's be frank

As this Committee researches the proposed quarry development and asphalt and concrete operations, it becomes abundantly clear that if these projects are allowed to move forward, they will cause irreparable harm to us and surrounding neighborhoods, including a significant decrease in our individual property values.

The asphalt and concrete plants would be directly behind the Hamlets East, less than a thousand feet away from our homes, with the quarry adjacent to them just to the west directly behind Hamlets West. See map of proposed development included here.

Aspects of these plants, quarry, and new large railroad spur would likely operate at all hours and days of a week. Only the proposed asphalt plant would stop operation during the winter. Quarrying and concrete operations are year-round.

The quarry and industrial plants will produce constant noise, dust, diesel exhaust, and chemical odors. On cloudy days, noise will intensify. Prevailing winds will bring the smells directly to our neighborhood.

There will be daily blasting in the quarry — felt significantly in our homes. It could produce structural damage to our homes, our pool, tennis court, and pond, as well as sewers under our private streets and sidewalks which we must maintain through our monthly dues. Additionally, the proposed operations would throw hazardous silica dust into the air and onto our outdoor living spaces. Our HVAC systems would work overtime to prevent the hazardous dust from entering our homes.

There also will be significant risk associated to our water quality and supply, and our property values would likely be reduced by 20 to 30 percent if these projects are allowed to proceed by the Board of Zoning and the County Commissioners.

What can we do?

We have done our research and learned that there will be two separate approval processes, and *we must have legal representation* for both processes. We will also need to perform additional research to present our case during the approval process and to bring in our own technical experts to counter the developer's summoned experts.

Without well informed and experienced legal representation and our own experts testifying, our chances of stopping the development approach zero.

The East-West Committee members have interviewed a well-respected and highly recommended attorney specializing in land use law and unanimously agree to hire him, as does your Hamlets East Board. Based on similar legal cases, the legal and expert testimony fees are expected to reach \$200,000.

We are asking for donations from our residents to help fund our share of this legal process. **If each Hamlets East home gives \$250.00**, we will be able to proceed. Other impacted neighborhood associations are being asked to contribute similarly to get us to the amount needed.

What about the Legal Reserves Fund?

The Hamlets East Legal Reserves Fund was established to pay for legal counsel for community-caused legal issues, not issues coming at us from the outside, as with the quarry, et al, proposal. Your Board hopes not to use money from the Legal Fund to fund this expense, but that will be on the table as our board must navigate this time sensitive issue that will decide the future of Hamlets of Woodland Ridge — both East and West. *Your one-time contribution of \$250 now can help to preserve the Legal Reserves Fund.*

Goodbye, property values.

If the quarry is permitted to move in, it is not hyperbole to say that our neighborhood will cease to exist within 30 years. Each of us homeowners could expect our home value to decrease by about 25% if the quarry and industrial development proceeds. This applies to every street in the Hamlets —and beyond — whether you face the quarry and industrial plants or not. The effects of such industrial development are far reaching.

For a home now worth \$275,000, you could expect to receive only \$206,250.00 at time of sale if the quarry, etc., operation moves in behind our neighborhood.

We need your financial help.

This ask is for \$250 per household to try to prevent each of our significant loss in property value and protect our quality of life. If you can give more, please do. We'll likely need it in the NO QUARRY fight. Each member of your Board of Directors is 100% "in" on this ask and thinks it is a fair request to make of you. Please make your contribution as soon as possible by writing a check payable to "Woodland Ridge", and mail to our management company, Above & Beyond, c/o Sandra Montes, 507 N. Airport Office Park, Fort Wayne, IN 46825. *Write "Quarry Defense Fund" on the memo line.*

The rezoning meetings are currently scheduled to begin in a month, and we need to hire the attorney *now*. If any money raised in this way is not needed to mount our defense, your Board will return it, divided equally among those homeowners who contributed.

What else can you do?

Here is the link and a QR code to the petition that could help prevent this development from happening, but we must top a minimum of 10,000 signatures before it matters. Please sign and note that you will likely have to click on a link sent to your email inbox to confirm you are real after you initially sign the petition. Ask others to sign, too.



ind.tc/stopquarry

Plan on attending.

The East-West Hamlets Committee developed key questions (included here) for the developers to answer at a meeting with the developers, Heritage Group out of Indianapolis, on April 22, 2026, at 5:30 pm at the nearby Landmark Center, 6222 Ellison Road. If you need a ride, please request one through Sandra at Above & Beyond: sandra@abcmanagement.org.

Your attendance at the Zoning meeting will be especially critical. The more people who show up in opposition, the more the decision makers listen. Date TBA.

Keep Calm & NO Quarry On,

Mike McCartin, President, and your entire Hamlets East Board