

Webmaster SFCA

From: Webmaster SFCA [webmaster@sfcabr.org]
Sent: Thursday, March 05, 2009 8:20 PM
To: 'Webmaster SFCA'
Subject: Eighth email update_1st mailing

Sherwood Forest Citizens Association

03-05-09

SFCA News Updates (Last update 09-13-08) Eighth email update

LOST DOGS..... Could you please forward? I live near Goodwood/Havenwood on Brookshire. As I drove to school I saw a black lab puppy and medium mixed breed dog following a STM student who was riding her bike to school. When she got to school I relieved her of the dogs. She said they started following her at Havenwood. Please help us find the owners of these fine dogs that are safe in my back yard.

Description:

Female lab puppy with blue collar.

Female medium small dog with white, black and brown. No collar.

Thanks and God bless!

Alice Bowers, adbowers@cox.net

Home - 275-1431

Cell - 954-5815

The latest affairs of SFCA are the movement to rezone two of our empty lots over on the corner of Nassau & Archery. This has been a busy year for me so far and it seems it will not calm down soon. Below are the facts of the request to rezone. What I would like is for everyone to let me know how they feel about the issue. The hearing is scheduled for March 16, 2009 so it is very time sensitive. I am going to represent the membership on this issue and keep my personal opinion neutral. This is not my club but it is your board of directors and we should represent you. Please forward this or notify those not on my mailing list or without email.

The facts are:

The intentions are to rezone lots 51 and 52 of East Sherwood Forest filing in Sherwood Forest from A1 to A3.2 and proceed to build a 16 unit condominium. The name of the applicant (01-28-09) is Dave Walstad of Viking Global Ventures, Inc. His email is recorded to be davewaistad@email.com and is recorded to live at 197 White Oak Ln. in Freehold, NJ 07728. They want to develop 16 unit condo's vs. land left undeveloped with crime issues... they state that they want to improve our community. I also want to improve our community, so we both have common ground.

I was looking for some background (on the internet) on Dave Walstad that is in business with Viking Global Ventures, Inc. I found a few things out about the company at [Business Reports.com](#) and little about Dave. Also The Advocate carried an [article on Summer Grove](#) that is interesting. While I do not want to dictate what you feel or think about the infringement of possible rezoning of lots 51 and 52 at the corner of Nassau and Archery, East Sherwood Forest filing in Sherwood Forest. They already have been party to a condominium failure right up the street at 12020 Florida Blvd (or maybe better know as Summer Grove at 166 Nassau Dr). Just a short time ago they failed to sell condo units and it is now a full to capacity apartment complex, as described below in a couple of articles.

I want the best for Baton Rouge and what are good decisions for our neighborhoods in Sherwood Forest. I do not want us to be a busy-body of snoopy fogies but I do want us to be a solid board of concerned and informed representatives, the homeowners of Sherwood Forest elected. We should always act in the best interest of our members and homeowners. Rezoning is not the part that leaves me hollow in this case but the lack of full information and feelings of our neighbors in that immediate area. The solution is for us, (I believe) is to ask the people of Sherwood Forest how they feel and then act in their behalf. That is simple enough. We report that and it will be what it will be.

Tuesday, June 3, 2008

Florida Boulevard apartments sell for \$4 million: An investor has purchased the 80-unit [Summer Grove apartment complex](#) on Florida Boulevard for \$4 million. New Jersey-based Viking Global Ventures purchased the apartments near South Sherwood Forest Boulevard. Ruston Properties, which owned Summer Grove, will continue to manage the apartments. Ruston had planned to convert Summer Grove into condominiums, but problems in the subprime lending market put that on hold.

Summer Grove Condominiums

12020 Florida Blvd

Baton Rouge, LA 70815-2733

Phone: (225) 275-4606

[1 Reviews](#) | [Write a Review](#)

Worst place on earth to live!!

09/20/2008 Posted by [disappointed70815](#)

I seen that this place had availabilities. I drove past the place. I was so disgusted by what I saw. There were people everywhere doing things they should not be doing(illegal things). I have a small child, and this place is not suitable enough for any living creature. It looks like a jungle with dope heads hanging around the garbage dumpster, off of balconies, and sitting on top of cars. I personally feel the people running this place are giving people a false description. the people in charge are no where to be found. It's like the place is run by a bunch of hoodlums. I know for a fact that some of the rentals have been broken into. I would never think about living here,

nor would I recommend it to anyone.

Pros: none

Cons: anything you can think of happens here. Full of people doing illegal things. Just awful!

Great condo rentals for the price - [dave](#) - May 18, 2008

I stopped in to look at rent options for the newly renovated Summer Grove apartments/condos. Units are all new inside, new appliances, carpet, kitchens. Onsite Laundry with new units. BarBQ pits. Inside of the units are as nice as you would find for double the price. Ask to see the model, you will be impressed.

The new owners have renovated the property and its a good value compared to most apartments. Mostly new appliances and courtyard is great. Easy access to Sherwood.

They are very strict on none payment on time but fair. Its been a very quiet place most of the time. Once in a while a neighbor that is too noisy or causes issues, but the owner evicts them quickly.

Today a lot of things have happened. We thought it would be responsible to walk the neighborhood around the affected area and find out what the homeowners had to say. We delivered a letter opposing the meeting time of March 16 so we could meet with the developer and discuss the concerns of Sherwood Forest residents and of the adjacent HOA (SFCA). We hold the deed restrictions to this filing and no effort until now has been made to contact us for this rezoning.

Dave Walstad contacted me by email to attempt a conversation.

Dear Dallas Ballmer, President SFCA,

I have received a copy of your letter to the planning and zoning commission regarding our rezoning hearing on March 16, 2009 and your requests.

Prior to a more formal response I would like to reach out to you via a quick call to understand your groups concerns.

As there was not a phone number on the letter but emails, I have contacted you by such.

From our point of view; our project will greatly enhance the property as well as those around it. Currently these lots are a crime attracting blight in our mind and the fact that they have been vacant since the 1950's when the subdivision was put in place reflects the fact and inability for it to be developed as it is currently zoned. We often find that folks drive by the lots and use it as a dumping ground for old furniture and the like.

We also feel that the development of the lot with light multifamily will provide an excellent "transition" from the ugly commercial warehouse on Nassau street and the large multifamily at Summer Grove Condominiums to the rest of the single family in the East Sherwood Forest Community. Furthermore the planning commission and members of the City Council completely endorse our rezoning request.

While I do not believe you have any legal standing to prevent the March 16, 2009 hearing we do wish to be a positive contributor to the community and therefore certainly open to discuss our project with you in an attempt to reassure you and provide for your ability to provide input as well as your endorsement as well.

With that in mind is it possible to have a short call with you?
Please advise asap, thank you.

Sincere Regards,

Dave Walstad

President
Viking Global Ventures Inc
dba planned – “the Reserve at Summer Grove”
732.252.5368 or onsite (941.921.1258)

I do plan on contacting him but would like to give this notification some time to generate some replies. I also received an email from the Planning and Zoning Commission.

Dallas,

We received your letter stating the position of the Sherwood Forest Civic Association, thank you for taking the time to submit something in writing to us. I passed your request along to the applicant. He expressed his intent to contact you in an attempt to address the concerns of your Association.

With regards to your request to defer the hearing, I must respectively inform you that the request and consent to defer must come from the applicant.

Please feel free to contact me with any other questions you may have regarding this subject.

Best,

Gilles Morin
Coordinator, Land Use/Zoning
Office of the Planning Commission
City of Baton Rouge-Parish of East Baton Rouge
Phone: (225) 389 - 3144
Fax: (225) 389 - 5342

So it seems we are pending a conversation with Mr. Dave Walstad... I very much want to speak with him... but I want to represent the membership. I do plan on sending another newsletter update out soon with the regular updates and comments on interactions since the last update. We have made progress in several critical areas but have a lot on our plate in caring for the business of Sherwood Forest Citizens' Association. This is a time sensitive issue and I am hoping for a good reply from everyone.

Dallas Ballmer, President SFCA