

FREQUENTLY ASKED QUESTIONS

What are Gumenick Properties plans for the property at the corner of Maybeury and Patterson Avenue?

The company plans to build 30 single-family, detached homes ranging in size from 1,300 to approximately 1,900 square feet.

What will these homes look like?

The homes resemble Craftsman Style homes built early in the 20th Century. These structures are distinctive and are best known for their interior openness and rustic feel. Original Craftsman dwellings now command a premium among preservationists and others who admire a classic design that is, at once, simple and elegant. Gumenick Properties has a tradition of drawing from historic architectural styles that suit the tastes and needs of 21st Century homeowners.

Will these homes vary in appearance?

Yes. Gumenick Properties will offer five basic models, each of which will have two to three variations. So, customers have almost 15 choices in the design of their homes. Further variety is achieved through different rooflines, colors and porch treatments.

Will these homes have “green” features?

Yes. The company will incorporate a wide range of energy efficient and environmentally sound features in these homes. The possibilities are broad and could include tankless water heaters, state-of-the-art insulation and energy efficient windows. Homeowners can add features to their homes to increase energy efficiency and sustainability, meeting “green” certification standards.

What types of buyers will find these homes appealing?

The homes will appeal to a wide range of buyers. Probably, these residences will attract first-time buyers, young couples with children and “empty nester” baby boomers. This neighborhood will be for anyone who likes classic architecture, functional interior design and a great location. The community is at a superb site near the YMCA, great schools, regional shopping centers and a wide range of entertainment and recreational opportunities. While our Grayson Hill and Monument Square communities are similarly well-situated, they cater primarily to empty-nesters relocating from large home to a luxury maintenance-free environment.

Can you describe the neighborhood’s landscaping?

The new community will have tree-save areas and landscaped buffers. Plus, the company will plant trees in yards and will sod front and side lawns

What does “zero lot line” mean? How does it affect this community?

“Zero lot line” means a home will be set along one of the boundaries of its lot. In this community, adjoining homes will be located along lot lines furthest from next-door neighbors. This allows the maximum amount of room between houses – 20 feet.

What will the price be for these homes?

Prices for individual homes will be about \$300,000 each. Current Richmond metropolitan sales reports show that homes at this price are the bestsellers in Central Virginia and should be for the foreseeable future.

How will the new community affect traffic in the surrounding neighborhood?

County traffic studies show that the community will add only 23 cars to peak morning traffic between 7 and 9 a.m. on weekdays. On workday mornings, the vast majority of our residents are expected to turn right on Maybeury and proceed to the Patterson intersection, which has a traffic light.

Will traffic flow be improved at the intersection of Patterson and Maybeury?

Yes. Currently, northbound Maybeury has only one lane at the intersection to handle cars going straight, left or right. A new lane will be added, resulting in two lanes on Maybeury at the intersection. One lane will be for right turns only, and the other will accommodate left turns and traffic continuing across Patterson. The traffic signal will be modified to better accommodate the new traffic pattern. Engineers believe this reconfiguration will improve traffic flow throughout the day. In addition, the company has offered to extend the proposed right turn lane south to the school's northernmost entrance and construct an additional entrance if desired by the school, greatly enhancing the flow of traffic to and from the school.

How will traffic from the community affect Maybeury Elementary?

Analysis by the county show that the overall effect will be negligible. For starters, the community will have no affect on afternoon traffic when children leave school. In the morning, school traffic peaks between 7:20 and 7:50 a.m. Traffic from the community will amount to only 23 cars between 7 and 9 a.m. Community outflow during the school's 30-minute peak activity should be minimal. In addition, residents of the new community can walk children to school in less than five minutes using a sidewalk that the company will install along Maybeury between Patterson and the school. This sidewalk also will serve anybody traversing this section of road. Plus, traffic leaving the new community in the morning will tend to flow naturally toward the Patterson intersection – and away from the school.

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How will the new community affect stormwater flow?

First, water from the community will be handled by an underground system, which will capture and treat water. Then, water will be released slowly into the existing storm sewer system. This will improve the stormwater quality for the surrounding area. Second, the company will build curbs and gutters along Maybeury between the school and the Patterson intersection. This will draw water off Maybeury. It's important to remember that storm runoff currently is neither treated nor released slowly.

When will sales and construction begin?

Sales could start as early as spring 2010. The company plans to open a modest sales center. Construction of individual homes will not begin until approximately 12 to 14 of them are sold. Gumenick Properties will build all homes in the community to guarantee that its vision is realized. Initially, the only clearing will be for the sales center. Home sites not-yet-sold will not be cleared other than as necessary to install utilities for the benefit of the community.

Will this new community affect construction at the company's Monument Square or Grayson Hill neighborhoods?

No. Gumenick Properties remains committed to the completion of both Monument Square and Grayson Hill. In fact, sales continue at both sites, and hundreds of potential buyers have visited these communities in 2009. Obviously, sales have slowed at both due to the current recession. The company will resume construction at Monument Square and Grayson Hill once demand dictates as the economy enters a sustained recovery phase.

What does Gumenick Properties do?

Based in Henrico, Gumenick Properties is a 60-year old, award-winning real estate development and management company with operations throughout the Southeast. The company now engages in two primary lines of business. First, it owns and operates apartment communities in Florida, North Carolina and Virginia. Second, it builds for-sale homes, primarily in Central Virginia. It has acquired extensive experience in neighborhood revitalization which has garnered praise from customers, civic leaders and neighbors. In 2007, the Greater Richmond Chamber of Commerce recognized the company with its prestigious Business Achievement Award. In addition, both the Gumenick family and Gumenick Properties has a long history of civic and philanthropic involvement with educational, medical and religious organizations.

What types of homes does Gumenick Properties build?

Over the past 60 years, Gumenick Properties has developed a broad and deep experience with for-sale homes. In fact, the company built many of the homes near the Patterson-Maybeury site. Current local projects include townhomes and condominiums. The company's ongoing projects -- Grayson Hill and Monument Avenue -- have won dozens of local, regional and national honors. Significantly, the Kingston model at Grayson Hill won in 2006 the Best In American Living Award, one of the highest honors given in the homebuilding industry for quality design and customer acceptance.