

## DeCarlo Brown

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**From:** Kathleen Kluger <kkluger@mindspring.com>  
**Sent:** Monday, May 8, 2023 2:56 PM  
**To:** DeCarlo Brown  
**Subject:** Re: YHA / Pine Ledge supplemental information

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I noticed that, too. This attorney and Patricia Martine write the Waivers of Affordability for the 2013 approval, so I will seek clarification from the attorney.

Thanks again,  
Kathleen

On May 8, 2023, at 2:33 PM, DeCarlo Brown <dbrown@yorkmaine.org> wrote:

Absolutely.

The original approval 2013 is not included in the submitted materials. This predates all the mentioned materials. Note 9 is present.

-DeCarlo

DeCarlo Brown  
Land Use Planner  
Town of York  
186 York Street  
York, Maine 03909  
207 363-9847

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**From:** Kathleen Kluger <kkluger@mindspring.com>  
**Sent:** Monday, May 8, 2023 1:04 PM  
**To:** DeCarlo Brown <dbrown@yorkmaine.org>  
**Subject:** Fwd: YHA / Pine Ledge supplemental information

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello again, DeCarlo -

I just this minute received this communication from the YHA attorney regarding the five Pine Ledge lots.

If course, this should be included with the application for Chris's review.

Thank you,  
Kathleen

Begin forwarded message:

**From:** [patricia@yorkhousing.info](mailto:patricia@yorkhousing.info)  
**Date:** May 8, 2023 at 11:56:52 AM EDT  
**To:** Kathleen Kluger <[kkluger@mindspring.com](mailto:kkluger@mindspring.com)>  
**Subject:** FW: Pine Ledge Subdivision, Cape Neddick - York Housing owned lots

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**From:** Marcia Corradini <[mcorradini207@live.com](mailto:mcorradini207@live.com)>  
**Sent:** Monday, May 8, 2023 10:59 AM  
**To:** Patricia Martine <[patricia@yorkhousing.info](mailto:patricia@yorkhousing.info)>  
**Cc:** Fiona McQuaide <[fiona@yorkhousing.info](mailto:fiona@yorkhousing.info)>  
**Subject:** Pine Ledge Subdivision, Cape Neddick - York Housing owned lots

8 May 23

Patricia:

The attached table clarifies the relative instruments and their order of priority, according to recording dates.

**You will find that the deeds to YHA were recorded prior to the Amended Subdivision Plan, which is where Note 9 requires 15% of units to be approved workforce housing homes.**

While recorded prior to the YHA deeds, neither the Protective Covenants nor original subdivision plan included workforce housing restrictions; and HOA Bylaws were recorded after the YHA deeds and have no such restriction.

Therefore, I disagree with Costigan that Note 9 effects our lots and I disagree that the HOA or individual homeowners have authority over the YHA sale of lots. I am not even sure that the Town of Cape Neddick or Town of York have any authority..

YHA, the umbrella organization, will use proceeds of the lot sales to further its mission to provide elderly and workforce housing in York.

Thanks,  
Marcia

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**From:** Patricia Martine <[patricia@yorkhousing.info](mailto:patricia@yorkhousing.info)>  
**Sent:** Friday, May 5, 2023 3:47 PM  
**To:** 'Marcia Corradini' <[mcorradini207@live.com](mailto:mcorradini207@live.com)>  
**Subject:** FW: FW: York Housing owned lots

Here's a chain of emails that contains the response from the HOA

*Patricia Martine*  
*York Housing*  
*Mailing Address: 4 Pine Grove Lane*  
*Physical Address: 117 Long Sands Rd.*  
*York, Maine 03909*  
*207-363-8444*  
*Cell – 603-828-5141*

<image001.jpg>

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<Pine Ledge Recorded Plan 2013 B365 P3.pdf>