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April 2, 2018

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Reno, NV 89520

Re: Comments on Damages  
Being Done to Home-  
Owners by Commercial  
Wedding Events on County  
Parks Land. And Why This  
Won't Go Away if the Parks  
Dep't. Gets Involved.

First, I would like to thank Deputy District Attorney Michael Large for his letter of September 25, 2017, for opening up this situation for public scrutiny.

### Problems Created by the Private Commercial Weddings on Mayberry Park Land

The weddings are accompanied by two very negative factors: (1) the constant amplified sound of the rants of disc jockeys and thumping drums from afternoon to late at night during most good-

weather weekends from Spring to Fall over the past decade; (2) and now, the alcoholic wedding party goes driving down Aspen Glen Road past women with baby carriages walking between Mayberry and Dorostkar Parks.

These problems are not going away because there is big money involved with these private commercial weddings. The Harris Family Reports they get between \$3 and \$4 Thousand for each wedding. The County land north of Old Mayberry Road and adjacent to the River used by Mr. Tom Stille is a more appealing site than the Harris property on the corner of 4<sup>th</sup> Street and Mayberry Drive. The demand is strong and Mr. Stille is able to book weddings months in advance. They have occurred almost every weekend from the start of good weather in the Spring to the onset of cold weather in the Fall over the past decade.

When the wedding parties start, the amplifiers turn up, the DJs take over and the drums warm up, It then becomes impossible for those of us living across the River along Aspen Glen Road to enjoy our outdoor decks and the company of friends on lovely summer afternoons and evenings. The official records will show that numerous complaints have been made about Mr. Stille's generation of this obnoxious noise nuisance.

Lately, another dangerous side effect has showed up. For some years, Michael and Catherine McEntire tried to sell their home across the River from the weddings event site. They were defeated by the harassing noise. The home sits on .99 acre, has 250 feet of higher bank River frontage and is 3 bedrooms 3 baths and is served by the Reno sewer system. There were numerous lookers, but not closers. This APN 039-220-21 home finally sold on November 30, 2015, for \$585,000.--a steal? But the buyers, Mr. and Ms. Dougherty of Southern California (Santa Clarita) never moved in; nor did anyone else. Instead the home is an airbnb party house. When the weddings occur, there will be 15 car loads of parties there.

Recently, the body of a 22-year-old fellow was removed who had died of alcohol poisoning.

But the weddings have been good for this airbnb business!

### Monetizing the Damages Done to the Homes of the Neighbors by the Weddings Noise Nuisance

An analysis needs to be made between what the neighboring homes off Aspen Glen Road would be worth without the wedding parties offensive noise and what they are worth by being forced to live with it. The difference would be Mr. Stille's liability and the County's if it buy's into his deal The McEntire example above is one case study. But a big one is coming up.

APN 009-030-02, 7090 Aspen Glen Road, Reno 89519 is the extraordinary home of Kelly Rae and Pamela Haberman. It was recently featured on the annual Harvest of Homes tour visitation of very notable and luxurious homes of the Truckee Meadows. It is 3,483 square feet, entirely gated with an automatic hydraulic-operated front gate garnished with wrought iron art figures, 980 square feet of garage space, outdoor patios and floor to ceiling glass with vistas directly up the River. It is elevated with structural piers for protection against floods and is 10 minutes from downtown and 15 minutes from the Airport. There is no other home in Arrowcreek or elsewhere that can compare with the vistas and location of this home. Ms. Rae and Ms. Haberman have spent thousands on the home upgrading it.

Nevertheless, its value is palled by the obnoxious noise generated by Mr. Stille's wedding business. They feel the County is just going to shine this nuisance on. Thus, they have decided to sell. It will be most interesting to see the fair market value this unique property brings versus the fair market value of the best comparable unique homes without the harassing noise.

There are probably expert and reputable appraisal firms that do this kind of forensic work--such as Johnson-Perkins-Griffin that provides real estate data for the UNR Center for Regional Studies.

### NRS Statutory Disclosure Obligation Forced Upon Neighboring Homeowners by Mr. Stille's Offensive Wedding Party Noise

Should homeowners off Aspen Glen Road wish to sell their homes, Mr. Stille has forced them to declare that their homes have a defect. NRS 113.100 and NRS 113.130 require homeowners to provide prospective purchasers with a written disclosure that their homes suffer a "condition that materially affects the value or use of residential property in an adverse manner". the State Department of Business and Industry, Real Estate Division, has published a "Residential Disclosure Guide" which describes the Disclosures which are to be made. It includes Airport Noise and cautions buyers as well to investigate the impact of noise level at different times of day. Since the penalties on the seller are substantial (see NRS 113.150) for failure to make a disclosure, the Aspen Glen Road homeowners would be reckless to try to hide the defect.

It is egregious that someone making a windfall off taxpayers' land should be able to lay this injury on innocent neighbors.

### Washoe County Parks & Open Space Won't Stop the Wedding Party Noise Nuisance if It Gets Involved

You would have thought that after the State Division of Forestry was warned when it was about to start a controlled burn above Washoe Valley on October 4, 2016, that a storm with 80-mile an hour winds would blow in on Oct. 7, that these stewards of public land would have called off the burn. They didn't. Instead, the Forestry crews started the fire and then left it when the weather got bad on the 7<sup>th</sup>. It was still smoldering. The winds ignited the fire and it burned 23 very expensive homes and caused \$80 million of

damages. Now, the taxpayers are stuck. You would have thought after this gross negligence and careless disregard, government stewards of land would be very careful about wildfires. But, not so!

In years past, wildfires have burned right down Hunter Creek canyon to the Last Chance Ditch before being stopped from devouring the homes on the other side of the Ditch. These are the homes off Aspen Glen Road, Nos. 6984 thru 6996 plus the Rae-Haberman home at No. 7090. This lower canyon acts like a blast furnace—the hot air rises off the fire and the cold heavy air blasts the back of the fire down the canyon. Very, very dangerous!

Washoe County acquired ownership of this 32 acres canyon from a conservancy organization and its Parks and Open Land has managed it. In the summer of 2017, a large pile of dead brush was lying just across the Last Chance Ditch from a home. And a large stand of high grass had grown and dried just across the Ditch—all within the 30-foot prescribed wildfire defensible barrier.

We contacted the park rangers at Mayberry Park twice and warned Eric Crump. We called Eric a couple more times and left messages. The Parks Dep't. did nothing.

On September 18, 2017, a wildfire started on Woodchuck Circle at the top of the Hunter Creek canyon and began racing down the County land. Aspen Glen Road homes were evacuated. The fire stayed mostly on the west side of the Creek and reached almost the Rae-Haberman property. Fire crews worked September 18 to 20, 2017, day and night to put the fire out.

Sincerely yours,

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Patricia Stitser



DANCING RIVER ABOUT » EVENTS » OUR FARM » LANDSCAPE SERVICES »  
**Weddings with Honeybook** THIS WEEK'S SCHEDULE

The River School Farm hosts weddings and reception events on our beautiful farm site adjacent to the Truckee River. Please contact us to set up an appointment to tour our grounds and learn more about hosting your wedding, reception or other special event here. We were just recently picked as one of the 2016 Wedding Spot winners.

**SIGN UP FOR OUR NEWSLETTER**

First Name :

Last Name :

Email Address :

Join now!



**Basic Wedding Package**

The Basic Wedding Package includes:

- Use of property for one calendar day, 8:00am-12:00am (including deliveries, set-up, party, clean up etc)
- Mapes and Meadow Stages
- Riverfront lawn
- Amphitheater
- Fire Pit and Burn Barrels
- River Access
- Restroom
- One Refrigerator with freezer
- Outdoor Kitchen Prep Area

BBQ/Grill (Charcoal not included)

30 Miscellaneous Folding Chairs and 6 Folding Tables (6' x 2' 6")

Straw Bales

## Additional Equipment and Add-Ons:



*Our indoor studio can accommodate up to 50 seated people.*

### Outdoor Sound Equipment

Studio with Bamboo Floor (includes AV equipment, AUX connection and projector)

### Spotlights

Plates, Utensils, Glassware

***Check out more photos of our wedding venue!***

## River School Services

The basic wedding package includes one full day rental of our designated facilities and grounds. River School Farm staff will be available during your wedding set up to answer any questions and/or help with additional equipment that you may have rented from us.

## Greening Your Wedding



WELCOME  
to  
**Mayberry Park**

Washoe County hopes you enjoy your visit to this and other County facilities.  
While visiting this facility we ask that you observe the following rules:

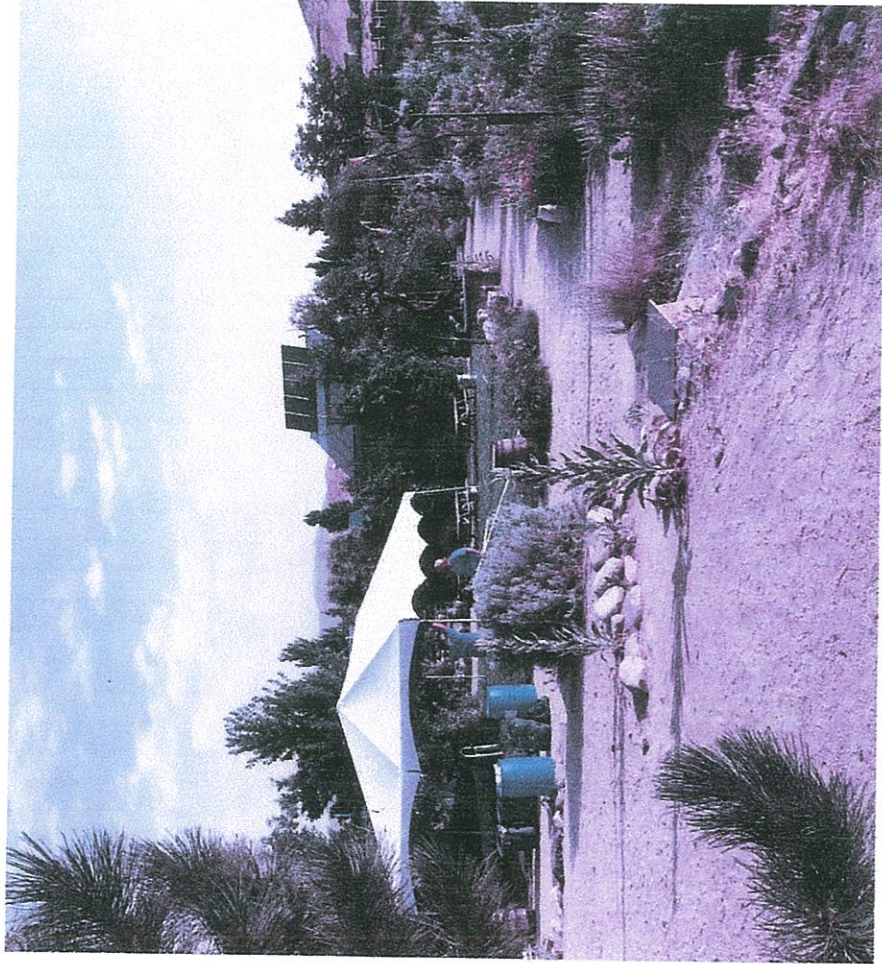
- **Pets must be on leash.**
- **Pet waste must be cleaned up and placed in a trash receptacle.**
- **Fishing with a valid Nevada Fishing License only.**
- **Charcoal fires permitted in provided barbeque grills only.**
- **No amplified sound.**
- **Park hours: Sunrise to sunset.**
- **Organized group activities by permit only.**

For questions or information please call 828-6612  
[www.washoecountyparks.com](http://www.washoecountyparks.com)

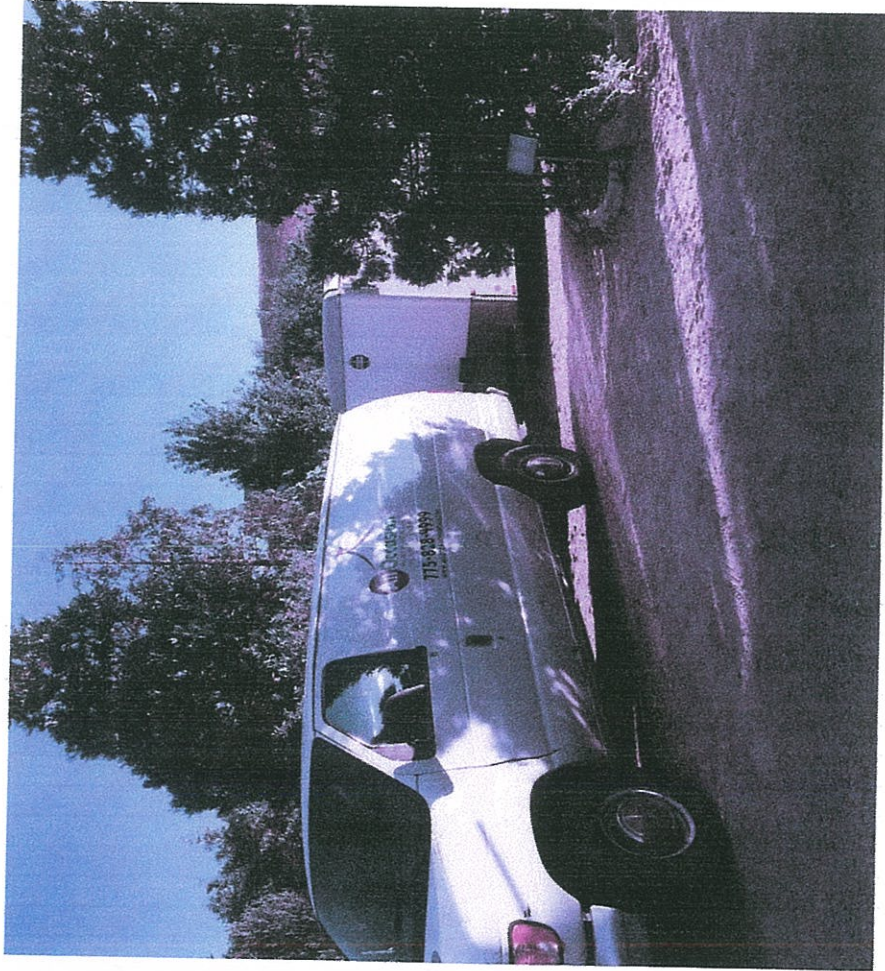
**WASHOE COUNTY  
REGIONAL PARKS & OPEN SPACE**







Tent on Pahr Prosperity  
7-16-17 @ 7:47am



Catering Truck Blocking Public Access  
To Penn Proseperity

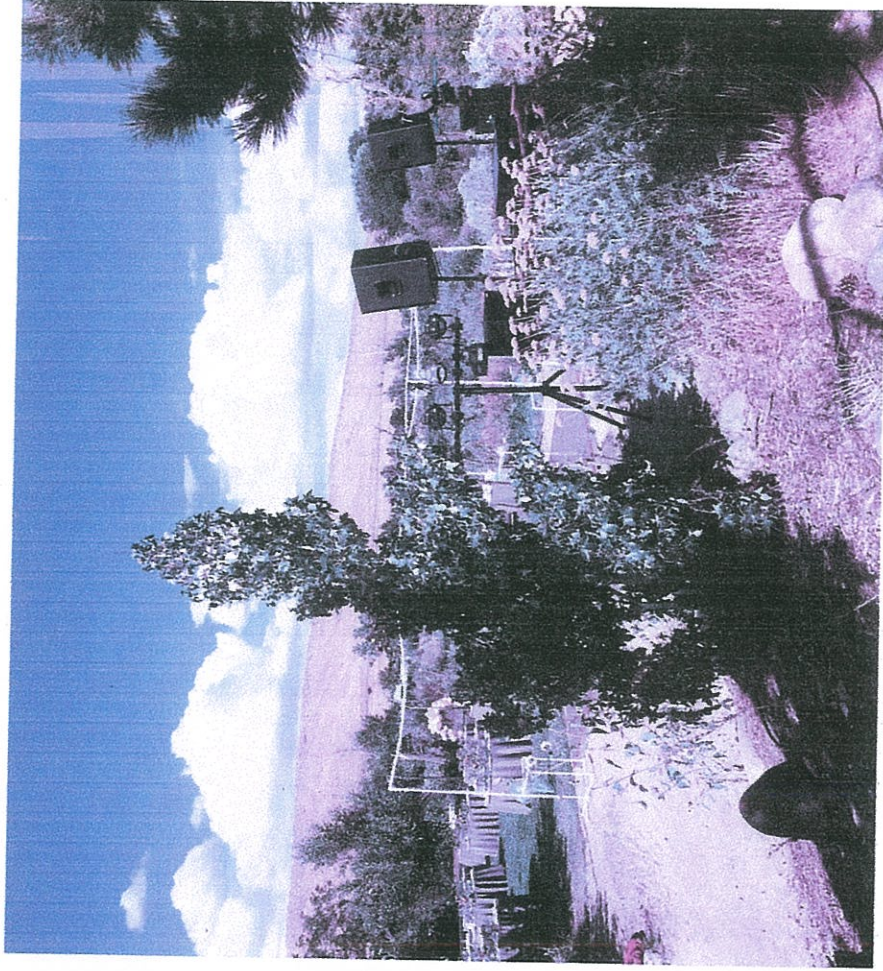
7-29-17 @ 7:13 am



Wedding Guests

Parking on Aspen Glen Rd.

8-5-17 @ 6:56 pm



Amplified Music Speakers  
& Disco Lights On Park Property

9-9-17 @ 4:06 pm



Amplified Music On Park Property

9-9-17 @ 4:03 pm



Wandering on Farm Prosperity  
9-10-17 @ 9:54 am



Winding on Park Property

9-9-17 @ 4:02 pm



Electrical Not to Code

9-10-17 @ 9:54 am





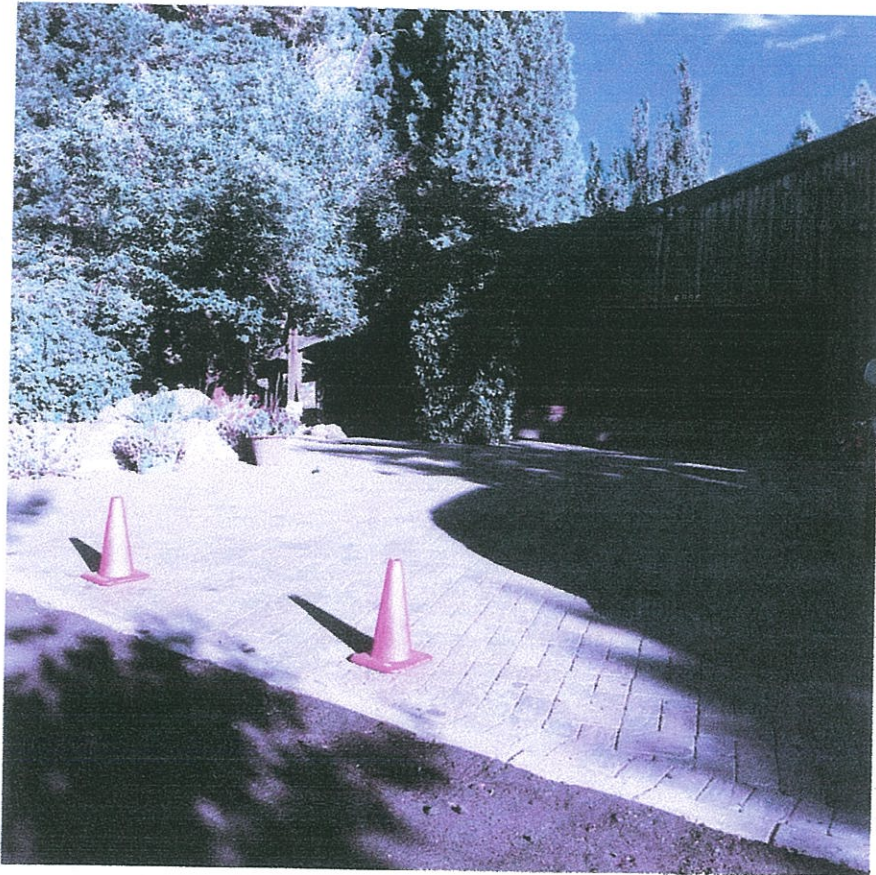
Deck & Balloon Arch  
On Park Property

9-10-17 @ 9:55am

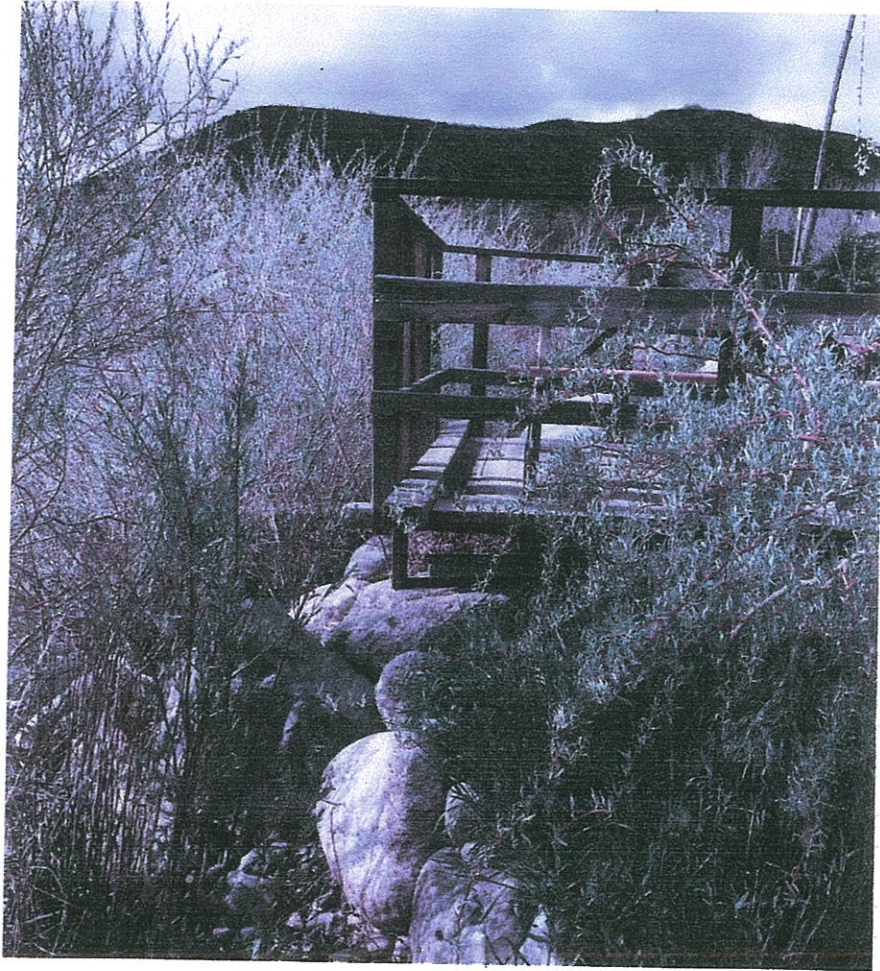


Overflow warring parking on Aspen Glen Rd.

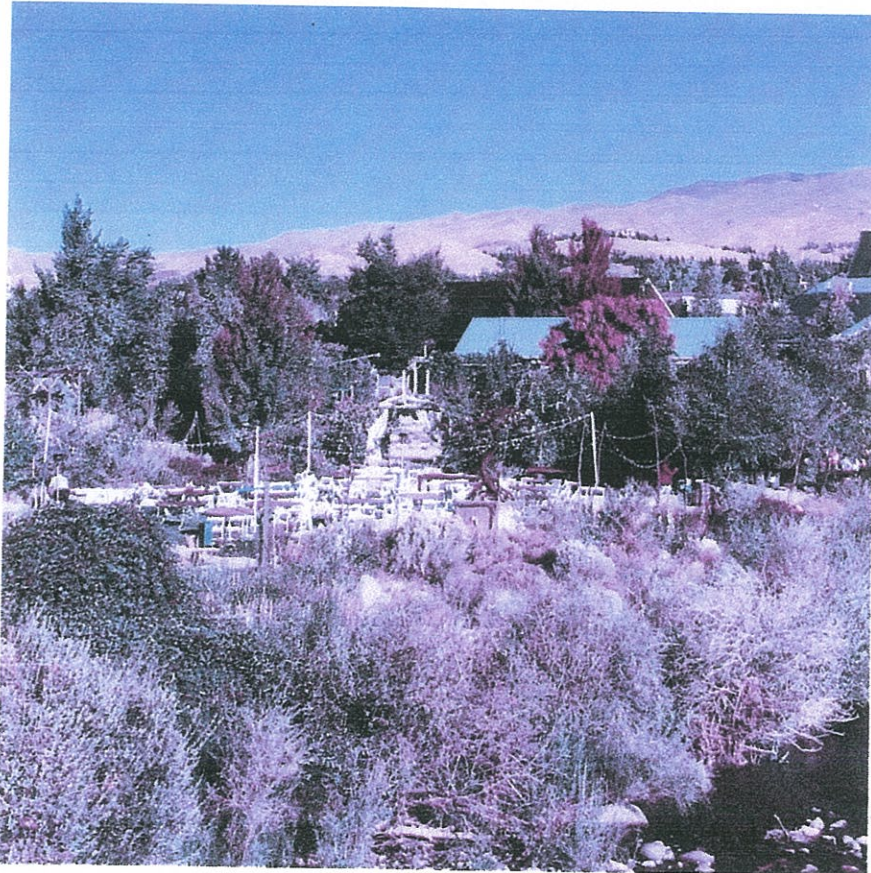
9-22-17 @ 6:52 pm



People living on Aspen Glen have  
to block their own driveway to  
keep wedding overflow parking  
OFF their property



Deck on park property  
NOT TO CODE INSTALLATION  
NOT TO CODE RAILINGS  
NOT TO CODE CONSTRUCTION

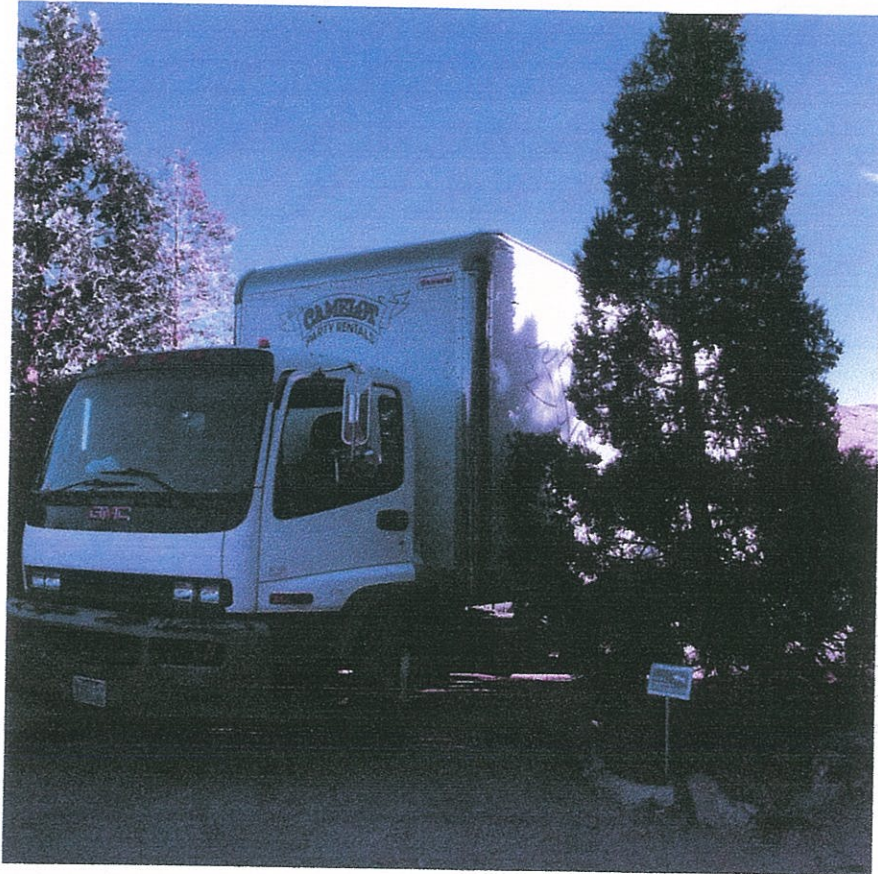


Wedding on Paan Property  
9-21-17 @ 8:46am



Wedding on plant property

9-30-17 @ 5:34pm



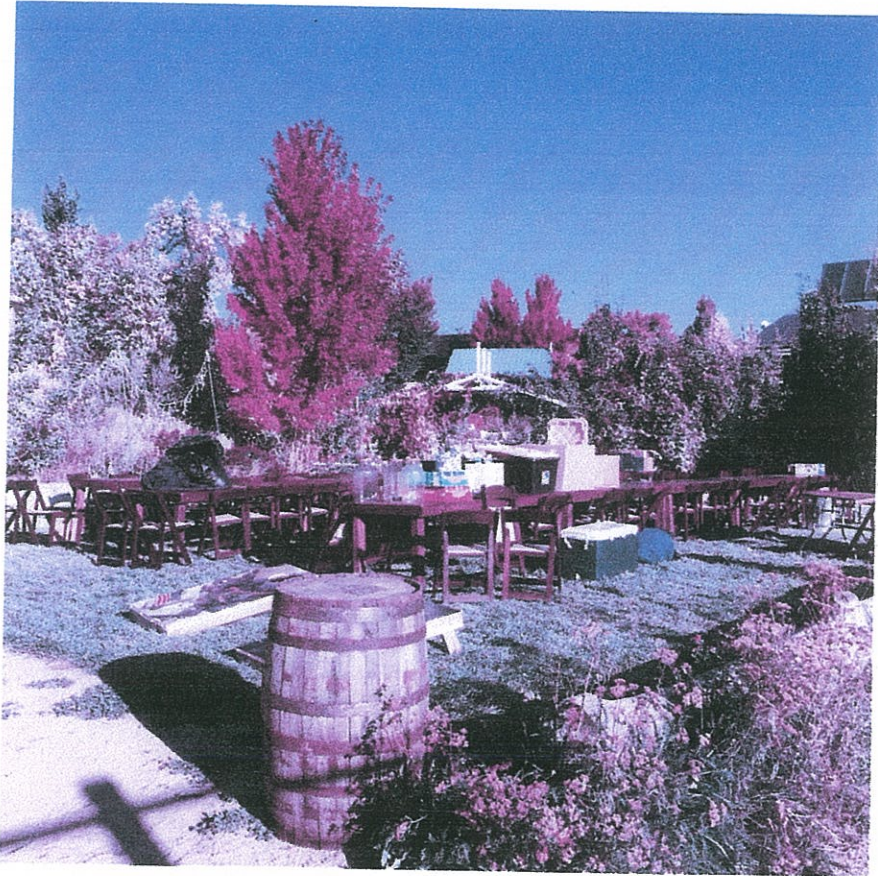
Party Rental Truck Blocking Public Park  
9-30-17 @ 7:54 am



House Tent on Fair Property

10-6-17 @ 9:29 am





Wedding on Farm Property  
10-8-17 @ 8:40 am

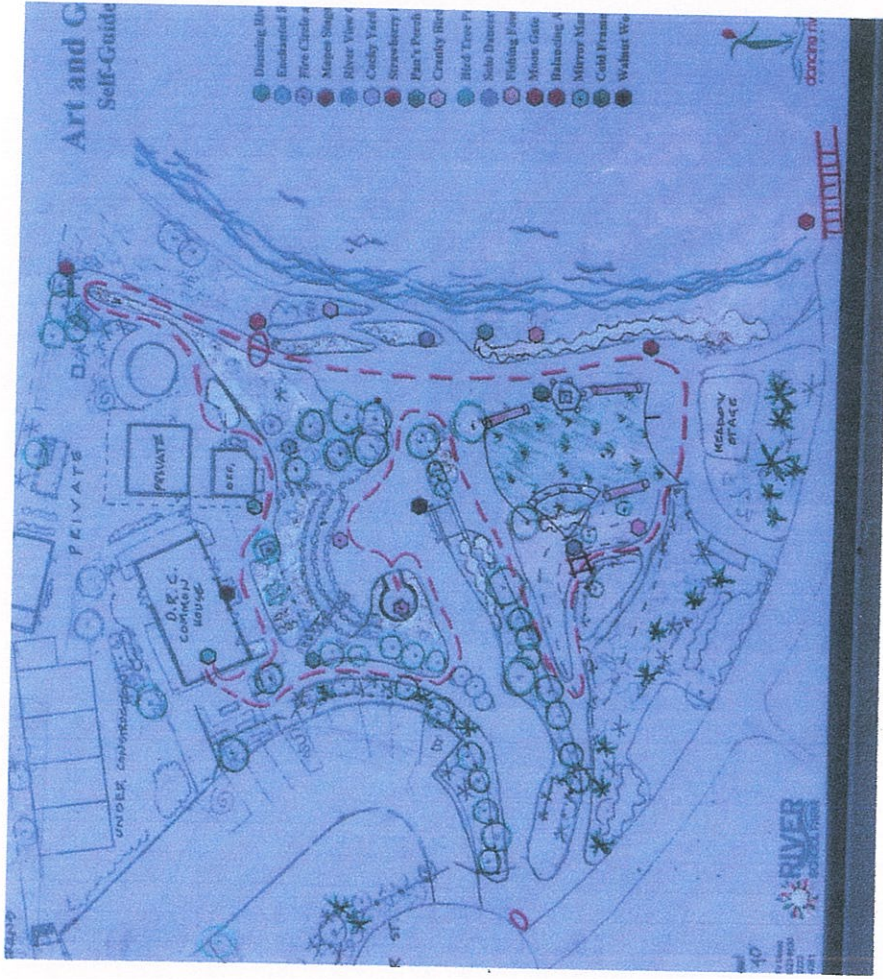


Diagram of Stille's use of Park Property  
 Refer to Stille's website for wedding info  
 which includes pricing for use of Park Property