

ON 8-28-26

August 20, 2026

Norman City Council
PO Box 370
Norman, OK 73070

RE: Case #: PD26-19
Juniper Sage at Cobblestone

Dear Council Members,

My name is Karen Nicholson and I am a resident of Sage Cobblestone Creek.

I respectfully ask you to deny the request to remove the 55+ restriction from our community.

When I chose to live at Sage Cobblestone Creek, I did so because it was represented as a community designed for adults age 55 and older. That was an important factor in my decision to make it my home.

Many of our residents are retirees. Some have mobility challenges, disabilities or other age-related limitations. We rely on the quieter atmosphere, the sense of community among neighbors in similar stages of life, and the accessibility that a senior community provides.

Changing this property to an all-age apartment community would fundamentally change the strength of character of the place we chose to call home. Residents entered into their leases with the reasonable expectation that they would be living in a 55+ community.

While I understand that the owner has raised economic concerns, these concerns should be weighed against the impact on the many who relied on the community's long-standing purpose when we decided to live here.

Senior housing is an important resource in Norman. As our population ages, the need for housing designed for older adults continues to grow, not shrink.

Decisions made today may affect the availability of senior housing for future generations of Norman residents.

We respectfully ask the City of Norman to carefully consider the long-term impact of changes to 55+ communities and to protect housing options that serve the needs of older adults.

Sincerely,

A handwritten signature in blue ink that reads "Karen Nicholson". The signature is fluid and cursive, with the first name "Karen" and last name "Nicholson" clearly legible.

Karen Nicholson
4403 12th Ave. SE
Apt. 5201
Norman, OK 73072
(602) 545-2778

August 17, 2026

Norman City Council | City Hall
401 W. Gray St., Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-28-26

RE: Case #: PD26-19 — Juniper Sage at Cobblestone

Dear City Councilperson:

As a current resident of Sage at Cobblestone Creek, I am concerned about the proposed removal of our community's 55+ age restriction. Like many residents, I made a housing decision based in part upon Sage being represented and operated as a 55+ community. We residents chose Sage as our home, signed leases, moved belongings, established friendships, and built a community based on an understanding of its 55+ character. This concern is **not about excluding younger residents or suggesting they would be undesirable neighbors**. It is about recognizing existing residents and allowing us to understand how a significant change of this nature may affect us and our community going forward.

On August 17, Sage management provided residents with written lease concessions. This is welcomed progress. However, **important questions remain beyond lease concessions**. For example, the "no rent increase" commitment references Sage's bundled-rent structure, which includes cable, water/sewer, pest control, damage waiver, and valet trash. Will these bundled services continue, or could some become the resident's responsibility? What changes, if any, are anticipated in amenities, policies, enforcement, or operations as Sage transitions from a 55+ to a general-market property?

I am **not suggesting that ownership intends to make any change**. Residents and Council simply do not have a complete picture yet. We do not expect Sage to predict every future business decision, but reasonably anticipated changes associated with this application should be disclosed before final approval.

I recognize that Council may ultimately determine that removal of the 55+ restriction is appropriate. **A short delay does not mean denial**. I respectfully ask Council to delay final action long enough for Sage ownership to provide residents and Council with a comprehensive written transition proposal addressing the reasonably anticipated effects of this change.

I am not asking Council simply to say "No." I am asking Council to say, "Not yet." Before making this change permanent, please give existing residents an opportunity to understand the transition plan and give Council the information necessary to make a fully informed decision.

Respectfully,

Signature: Grover Edward Guthrie III

Date Signed: 8-18-2026

Printed Name: GROVER EDWARD GUTHRIE III

Apt. #: 3102

4403 12th Ave. SE
Norman, OK 73072

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Respectfully,

Signature: Marie Rankin Date Signed: 8-20-2026

Printed Name: MARIE RANKIN Apt. #: 3104

4403 12th Ave. SE
Norman, OK 73072

EMAIL: marierankin@outlook.com

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Respectfully,

Signature: Debbie Dorris

Date Signed: 8/19/26

Printed Name: Debbie Dorris

Apt. #: 2312

4403 12th Ave. SE
Norman, OK 73072

EMAIL: debbie.dorris@icloud.com

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Respectfully,

Signature: Linda Roop

Date Signed: 08/19/2026

Printed Name: Linda Roop

Apt. #: 2304

4403 12th Ave. SE

Norman, OK 73072

EMAIL: lindakroop@gmail.com

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Respectfully, 

Signature: Judith E. Raymond Date Signed: 8/19/26

Printed Name: Judith E. Raymond Apt. #: 2208
Simeon J. Raymond 4403 12th Ave. SE

EMAIL: Simeon1949@hotmail.com Norman, OK 73072

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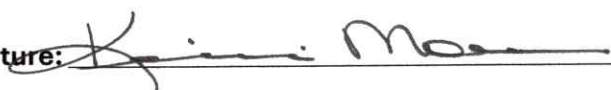
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Respectfully,

Signature:  Date Signed: 8/17/2026

Printed Name: KISSIE MOUSE

Apt. #: 3105
4403 12th Ave. SE
Norman, OK 73072

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Respectfully,

Signature: Susan Wisdom Date Signed: 8/19/2026

Printed Name: Susan Wisdom Apt. #: # 3136

4403 12th Ave. SE
Norman, OK 73072

EMAIL: smwis65@gmail.com

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Respectfully,

Signature: 

Date Signed: 8/20/2026

Printed Name: JAMES HENDERSON

Apt. #: 4201
4403 12th Ave. SE
Norman, OK 73072

EMAIL: WaysDaddy@yahoo.com

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Signature: _____

Date Signed: _____

Printed Name: _____

Apt. #: _____

4403 12th Ave. SE

Norman, OK 73072

EMAIL: _____

JTJ837@GMAIL.COM

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Respectfully,

Signature: Cynthia Darity

Date Signed: 8-20-2026

Printed Name: Cynthia Darity

Apt. #: 4312
4403 12th Ave. SE
Norman, OK 73072

EMAIL: cdarity@me.com

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Respectfully,

Signature: Christian Remling Date Signed: 8/20/26

Printed Name: Christian Remling Apt. #: 3306
4403 12th Ave. SE
Norman, OK 73072

EMAIL: _____

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Respectfully,

Signature: Lynn M. Golbeck Date Signed: 8/20/26

Printed Name: Lynn M. Golbeck Apt. #: 3311

4403 12th Ave. SE
Norman, OK 73072

EMAIL: lmmunarch3@yahoo.com

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Respectfully,

Signature: Sheri Leach

Date Signed: 8-20-26

Printed Name: Sheri Leach

Apt. #: 5108

4403 12th Ave. SE

Norman, OK 73072

EMAIL: leachsheri@gmail.com

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As a current resident of Sage at Cobblestone Creek, I am concerned about the proposed removal of our community's 55+ age restriction. Like many residents, I made a housing decision based in part upon Sage being represented and operated as a 55+ community. We residents chose Sage as our home, signed leases, moved belongings, established friendships, and built a community based on an understanding of its 55+ character. This concern is **not about excluding younger residents or suggesting they would be undesirable neighbors**. It is about recognizing existing residents and allowing us to understand how a significant change of this nature may affect us and our community going forward.

On August 17, Sage management provided residents with written lease concessions. This is welcomed progress. However, **important questions remain beyond lease concessions**. For example, the "no rent increase" commitment references Sage's bundled-rent structure, which includes cable, water/sewer, pest control, damage waiver, and valet trash. Will these bundled services continue, or could some become the resident's responsibility? What changes, if any, are anticipated in amenities, policies, enforcement, or operations as Sage transitions from a 55+ to a general-market property?

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I am not asking Council simply to say "No." I am asking Council to say, "Not yet." Before making this change permanent, please give existing residents an opportunity to understand the transition plan and give Council the information necessary to make a fully informed decision.

Respectfully,

Signature: Eldie Lois Morris

Date Signed: 8-19-2026

Printed Name: Eldie Lois Morris

Apt. #: 5110

4403 12th Ave. SE

Norman, OK 73072

EMAIL: elfsm328@gmail.com

August 19, 2026

Norman City Council | City Hall

401 W. Gray St., Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-28-26

RE: Case #: PD26-19 — Juniper Sage at Cobblestone

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Respectfully,

Signature: Sandra Keating Date Signed: 8-20-26
Printed Name: SANDRA Keating Apt. #: 5111
EMAIL: sandy.keating62@yahoo.com
4403 12th Ave. SE
Norman, OK 73072

August 19, 2026

Norman City Council | City Hall

401 W. Gray St., Norman, OK 73069

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OF THE CITY CLERK

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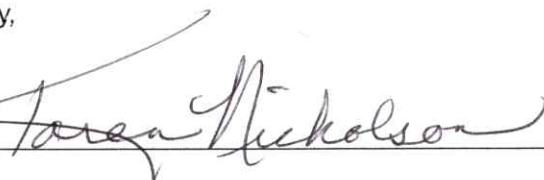
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Signature:



Date Signed:

8/19/2026

Printed Name:

Karen Nicholson

Apt. #:

5201

4403 12th Ave. SE

Norman, OK 73072

EMAIL:

Nicholsonjoan539@gmail.com

August 19, 2026

Norman City Council | City Hall

401 W. Gray St., Norman, OK 73069

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OF THE CITY CLERK

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Respectfully,

Signature: _____

Reed J. Tolson

Date Signed: _____

8/20/26

Printed Name: _____

Reed J. Tolson

Apt. #: _____

5301

4403 12th Ave. SE

Norman, OK 73072

EMAIL: _____

Vegasflash777@Outlook.com

August 19, 2026

Norman City Council | City Hall

401 W. Gray St., Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-28-26

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Respectfully,

Signature: Andrew Holmes

Date Signed: 8-19-26

Printed Name: Andrew Holmes

Apt. #: 6203

4403 12th Ave. SE

Norman, OK 73072

EMAIL: andrewholmes81@gmail.com

August 17, 2026

Norman City Council | City Hall

401 W. Gray St., Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK

ON 8-28-26

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Signature: _____

Date Signed: _____

Name: _____

Bonni Holmes

August 19, 2026

Norman City Council | City Hall

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Signature: Clifford R. Spotts Date Signed: 8-20-2026

Printed Name: Clifford R. Spotts Apt. #: 6106
4403 12th Ave. SE
Norman, OK 73072

EMAIL: clifford.spotts@aol.com

August 19, 2026

Norman City Council | City Hall
401 W. Gray St., Norman, OK 73069

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ON 8-28-26

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Respectfully,

Signature: Mitch Burrus

Date Signed: 19 Aug 2026

Printed Name: Mitch Burrus

Apt. #: 6309

4403 12th Ave. SE

Norman, OK 73072

EMAIL: mitchburrus@hotmail.com

August 19, 2026

Norman City Council | City Hall
401 W. Gray St., Norman, OK 73069

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OF THE CITY CLERK

ON 8-28-26

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Signature:  Date Signed: 19 Aug 2026

Printed Name: GLORIA BURRUS Apt. #: 6309

4403 12th Ave. SE
Norman, OK 73072

EMAIL: MITCH BURRUS@hotmail.com

August 19, 2026

Norman City Council | City Hall
401 W. Gray St., Norman, OK 73069

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Signature: 

Date Signed: 8/20/2026

Printed Name: DARLA DAVIS

Apt. #: 6304

4403 12th Ave. SE

Norman, OK 73072

EMAIL: darla.davis228@ymail.com

August 19, 2026

Norman City Council | City Hall

401 W. Gray St., Norman, OK 73069

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FILED IN THE OFFICE
OF THE CITY CLERK
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Respectfully,

Signature: Curtis Tate

Date Signed: Aug - 22

Printed Name: Curtis Tate

Apt. #: 6107

4403 12th Ave. SE

Norman, OK 73072

EMAIL: _____

August 19, 2026

Norman City Council | City Hall

401 W. Gray St., Norman, OK 73069

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Respectfully,

Signature: Cynthia Muse Date Signed: 8-20-26

Printed Name: Cynthia C Muse Apt. #: 5307

4403 12th Ave. SE
Norman, OK 73072

EMAIL: Thuzie.3354@gmail.com

August 19, 2026

Norman City Council | City Hall
401 W. Gray St., Norman, OK 73069

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Respectfully,

Signature: Cynthia Spink Date Signed: 8/21/26

Printed Name: Cynthia Spink Apt. #: 2201
4403 12th Ave. SE

EMAIL: Cynthia Spink @ gmail. com
Norman, OK 73072

August 19, 2026

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401 W. Gray St., Norman, OK 73069

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Respectfully,

Signature: Robblye Homesley Date Signed: 8/18/26
Printed Name: Robblye Homesley Apt. #: 6306
EMAIL: rhomesley13@gmail.com 4403 12th Ave. SE
Norman, OK 73072

August 19, 2026

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401 W. Gray St., Norman, OK 73069

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RE: Case #: PD26-19 — Juniper Sage at Cobblestone

Dear City Councilperson:

As a current resident of Sage at Cobblestone Creek, I am concerned about the proposed removal of our community's 55+ age restriction. Like many residents, I made a housing decision based in part upon Sage being represented and operated as a 55+ community. We residents chose Sage as our home, signed leases, moved belongings, established friendships, and built a community based on an understanding of its 55+ character. This concern is **not about excluding younger residents or suggesting they would be undesirable neighbors**. It is about recognizing existing residents and allowing us to understand how a significant change of this nature may affect us and our community going forward.

On August 17, Sage management provided residents with written lease concessions. This is welcomed progress. However, **important questions remain beyond lease concessions**. For example, the "no rent increase" commitment references Sage's bundled-rent structure, which includes cable, water/sewer, pest control, damage waiver, and valet trash. Will these bundled services continue, or could some become the resident's responsibility? What changes, if any, are anticipated in amenities, policies, enforcement, or operations as Sage transitions from a 55+ to a general-market property?

I am **not suggesting that ownership intends to make any change**. Residents and Council simply do not have a complete picture yet. We do not expect Sage to predict every future business decision, but reasonably anticipated changes associated with this application should be disclosed before final approval.

I recognize that Council may ultimately determine that removal of the 55+ restriction is appropriate. **A short delay does not mean denial**. I respectfully ask Council to delay final action long enough for Sage ownership to provide residents and Council with a comprehensive written transition proposal addressing the reasonably anticipated effects of this change.

I am not asking Council simply to say "No." I am asking Council to say, "Not yet." Before making this change permanent, please give existing residents an opportunity to understand the transition plan and give Council the information necessary to make a fully informed decision.

Respectfully,

Signature:  Date Signed: 8-19-2026

Printed Name: William J Robinson Apt. #: 6306

4403 12th Ave. SE
Norman, OK 73072

EMAIL: billyjrob@yahoo.com

August 19, 2026

Norman City Council | City Hall

401 W. Gray St., Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK

RE: Case #: PD26-19 — Juniper Sage at Cobblestone

ON 8-28-26

Dear City Councilperson:

As a current resident of Sage at Cobblestone Creek, I am concerned about the proposed removal of our community's 55+ age restriction. Like many residents, I made a housing decision based in part upon Sage being represented and operated as a 55+ community. We residents chose Sage as our home, signed leases, moved belongings, established friendships, and built a community based on an understanding of its 55+ character. This concern is **not about excluding younger residents or suggesting they would be undesirable neighbors**. It is about recognizing existing residents and allowing us to understand how a significant change of this nature may affect us and our community going forward.

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Respectfully,

Signature: Gail McCarty Date Signed: 8-21-26

Printed Name: Gail McCarty Apt. #: 5203

4403 12th Ave. SE
Norman, OK 73072

EMAIL: paddyswife@aol.com

August 19, 2026

Norman City Council | City Hall

401 W. Gray St., Norman, OK 73069

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OF THE CITY CLERK
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Respectfully,

Signature: _____

Tim Malonkis

Date Signed: _____

8-20-26

Printed Name: _____

Tim Malonkis

Apt. #: _____

5102

4403 12th Ave. SE

Norman, OK 73072

EMAIL: _____

timalonkis@gmail.com

August 19, 2026

Norman City Council | City Hall

401 W. Gray St., Norman, OK 73069

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OF THE CITY CLERK
ON 8-28-26

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Respectfully,

Signature: Linda Brown Date Signed: 8/20/2026

Printed Name: Linda BROWN Apt. #: 3209

4403 12th Ave. SE
Norman, OK 73072

EMAIL: _____

August 19, 2026

Norman City Council | City Hall

401 W. Gray St., Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-28-26

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Respectfully,

Signature: Sharon Laidman

Date Signed: 8-18-2026

Printed Name: Sharon Laidman

Apt. #: 5103

4403 12th Ave. SE

Norman, OK 73072

EMAIL: sr.laidman44@gmail.com

August 19, 2026

Norman City Council | City Hall
401 W. Gray St., Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 08/31/26-xw

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Respectfully,

Signature: Luanne Alexander Date Signed: 8-25-2026

Printed Name: Luanne Alexander Apt. #: 4101

4403 12th Ave. SE
Norman, OK 73072

EMAIL: alexander Luanne