

# WINDSOR: THE DIMINISHING DREAM

By John T. Stephens III

The residents of North West Las Vegas in the district of Windsor Park once had dreams of grandeur and the splendor of peaceful living within their community. The name itself, Windsor Park, stimulates one's vision of comfortable homes shaded by tall oak or walnut trees with flowering shrubbery graced with thick green lawns, but the community which is being described to you is everything but ideal.

For you see, this community has other qualities that are forcing people to leave rather than the usual stereotyped reasons such as gangs and drugs. People are fleeing this community because of cracked foundations, buckling roofs, crooked fences and sidewalks, sinking homes and cracks in the ground as deep as 25 feet. The community which I have described to you is Windsor Park and this is its story.

Windsor Park was constructed in 1964.

In 1987, Miss Dorothy Walker, who has lived in



SCENES FROM WINDSOR PARK...A buckling sidewalk...

Windsor Park since its inception, was cancelled by her insurance company, the Farmers Home Group Insurance Co., because she had staked 5 claims within a 2 year span. While doing a follow-up routine of a claim, the insurance company had discovered that she also had a cracked foundation in her home. When Miss Walker received her cancellation notice in 1987 from the in-

surance people, she was livid and decided to circulate a petition asking her neighbors if they were experiencing the same sorts of incidents that she was. To her surprise, she discovered that many other residents in Windsor Park also had been cancelled by their insurance companies. A total of 239 homes are endangered.

Miss Walker also discovered that her neigh-

bors had a problem with their foundations which were cracking and their houses were shifting.

After Miss Walker completed her petition, she submitted it to North Las Vegas City Hall for assistance in the matter. North Las Vegas City Officials, just like Miss Walker, were equally perplexed about the similar occurrences taking place in Windsor Park. After Miss Walker's visit, the City of north Las Vegas commissioned a geotechnical/geologic evaluation of Windsor Park. The evaluation was implemented by Western Technologies for the U.S. Department of Housing and Urban Development.

The study, which was conducted in 1988, showed numerous ground fissures to be the cause of Windsor Park's problems, and experts concluded that there was no means of estimating the future effects of the fissures.

Once distress of a fissure occurs, there are no documented methods or solutions for stopping them and there is also no means to predict the outcome of this natural phenomenal disaster.

In light of this gloomy predicament, there is one company, Mindevco, which has come up with a proposal for Windsor Park, which is acceptable to many of the residents. This proposal is being investigated and expedited by Mr. Tom Johnson, who is a representative of Mindevco. The proposal simply calls for the petitioning of assistance for 243 homes which provides avenues for relocation or sale

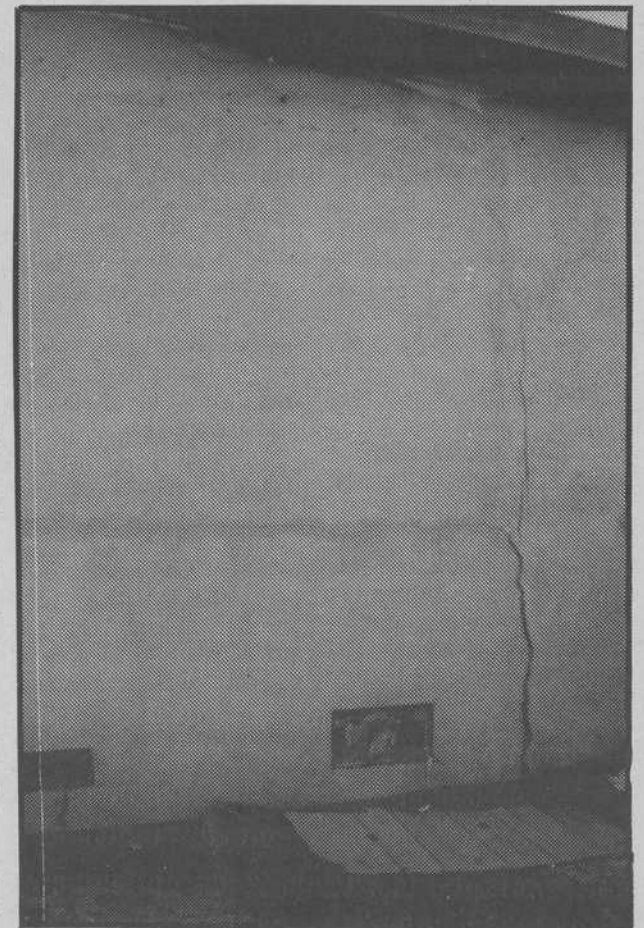
of badly damaged homes. What the Windsor Park residents are requesting is:

1. That those residents wishing to relocate be allowed to do so with the same existing mortgage contract without any increase in their monthly payments.

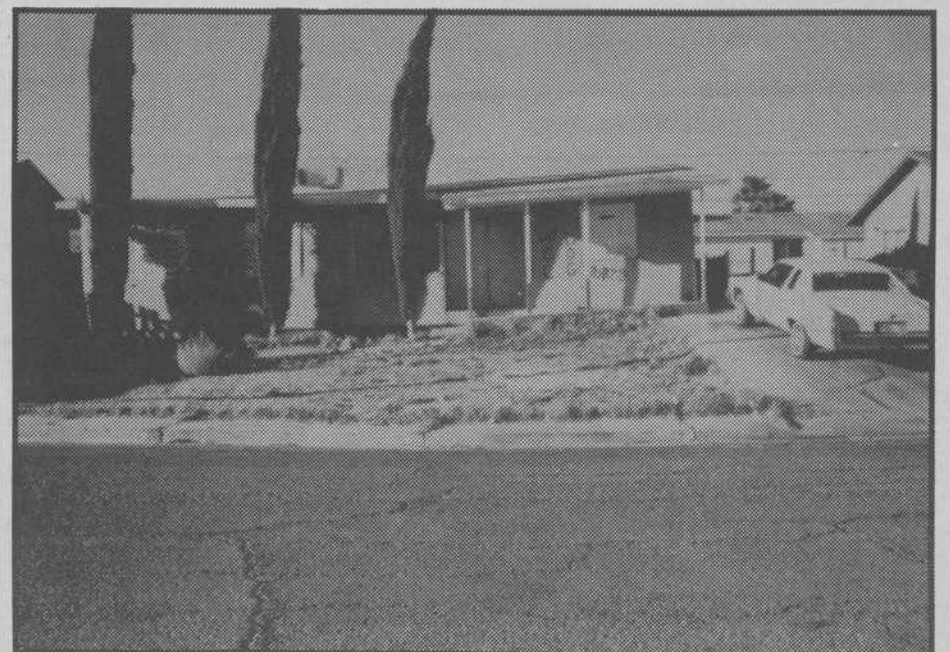
2. That, because many of the residents have large families, they be assisted in obtaining adequate living space. This includes yards, fences, storage areas, and lots at an average of 60 x 100 with at least 1100 sq. ft. of living space.

3. That residents must be satisfied with the market value of their homes.

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.....A cracking wall...



....A house sagging in the middle...

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