

ACIA Update

Our volunteer webmaster has moved on to larger projects. We apologize for the lack of communication but we are only getting basic updates through the web site. We hope to have a new bigger and better website launched very shortly. We are hoping this notice helps in the meantime.

During the last monthly meeting we were asked to follow up on several possible courses of action. Here is an update:

- **Try to slow Golf Course development prior to purchasing land.** It is our understanding that at this point, the only recourse would be to initiate a lawsuit. This would obviously be a last resort after exhausting all other possible remedies.
- **Try for an injunction against piecemeal sale of Country Club and land.** The temporary injunction may be feasible. We have consulted attorneys and been advised that this should be a last resort to keep the property intact.
- **Consult with Attorneys from Inwood Case.** We reached out the law firm, but they had a conflict of interest and at this time were unable to assist us.
- **Contact the county to see if they will own or operate.** We have had a conversation with Jerry Eversole; however, due to the economic climate the county is unable to help in 2010. There is a possibility that may change in 2011.
- **Independent tax District be created.** This option is still being explored, but we don't have sufficient information to make a decision.
- **Suggestion the local utility district could help if the ACIA owns the course.** This option is still being explored, but ACIA ownership is required.

We are planning on a large **public meeting** for the March ACIA meeting. This meeting is tentatively scheduled for **3/22/2010**. **There will be signs distributed through the neighborhood specifying time and location.** We plan to offer suggested courses of action during the March meeting and at that time will look to the community for their input. **We need everyone to attend** to help us make this important decision. We have seen instances of bad information being distributed in the neighborhood. We accept some of the blame for not getting information out, but **this meeting will be a chance for everyone to be heard.** We have been diligently exploring many avenues since learning of the course shut down in late December to provide everyone with options.

Our current opinion is that the **ACIA needs to purchase the land.** We have no other options except a lawsuit or restraining order to ensure that the property is maintained and is not sold off in pieces. **If the ACIA owns the land, we as a community can direct its usage and development.** Rather than being subjected to multiple owners development decisions, we can explore allocating some of the property for use as parks, hike and bike trails, a community center, or golf course. It will be a decision that we as a community can make together to enhance our neighborhood.

The fees increase we are contemplating is \$30 per month. There seem to be a lot of misinformation on this fact. It will **increase our \$475 per year by \$360 for a total of \$835**. When looking at other comparable neighborhoods in our area who offer amenities, such as golf courses, parks, trails, etc., our community dues are currently far less than Eagle Springs, Summerwood, and Walden, just to name a few. No mandatory memberships to anything will be required, it will be a fee increase to **allow us to purchase and maintain the land**, and also consider improvements to our community such as the parks, etc. We have serious investors backing the ACIA that will allow us to finance the purchase. The **immediate plan** is to **use the Club House as a meeting facility**, available to our residents for parties, meetings and other uses. We have never been able to offer this in the past. We hope to **quickly convert the Shores 9 into parks, hiking and biking trails**. This will offer our community a place to get off the roads and be able to enjoy a greenbelt. We are also in the process of gathering information from several golf course management companies and exploring our options with regards to maintaining and running a community accessible Country Club.

The fee increase we know is a burden. We feel the acquisition is necessary to protect our home values. We believe an unrestricted fallow golf course will depreciate the home values in the entire area by about 10%, as in Inwood Forest. Assuming a \$150,000 average home value, that is a **\$15,000 valuation hit**. Comparatively **the assessment is a smaller fee that affords us a chance to enhance our community**, control the use of the land, and retain our home values.

Again, we apologize for the lack of communication we will be addressing this need through the soon to improved website. As always, you **can contact us via the phone numbers and emails listed on the current website**. Please call or email to ensure you have all of the factual information, we respond as quickly as we can.

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