

A Community in Transition

Apache Wells is a community in transition. Our mobile home park community originally made up of retirees living on modest incomes and living in modest homes is giving way to a more affluent community made up of retirees with greater incomes and living in more expensive homes.

With greater income comes the desire for more upscale amenities. The current Community Center Project is a good example. The driving force behind this \$8,500,000 effort is the AWCC, the CLRPC and the AWHOA Board of Directors. The 2005 ASU Study pointed out (p.22) that AWCC members generally have incomes higher than that of non-members. The CLRPC and the AWHOA Board of Directors is heavily populated with AWCC members.

According to the 2005 ASU Study (p.10) 49% of homeowners had low to middle annual incomes while 51% had upper middle to high annual incomes.

17% less than \$25,000
32% \$25,000 - \$44,999
33% \$45,000 - \$74,999
18% \$75,000 and higher

Given the figures above, there are some homeowners who can easily afford the \$6020 special assessment, some who will find it more difficult and some in the 17% group who will be unable pay. Although various payment plans have been offered, it is asking far too much of those who do not want, will not benefit from or will not use the proposed facility.

The Save Apache Wells Committee's goal is not to prevent all change as some have accused, but to slow it down a little so that the current generation living here now can enjoy the years they have remaining in comfort and dignity. Let's explore alternatives between doing nothing and spending \$8,500,000.

The transition of Apache Wells will certainly continue and the day will come when Apache Wells will no longer be a mobile home park community made up of retirees living on modest incomes and in modest homes, but will be a reflection of nearby Alta Mesa or Las Sendas.