

**SAVE
APACHE
WELLS
COMMITTEE**



NOVEMBER NEWSLETTER

November 2006

Issue 1

First and foremost the Save Apache Wells (SAW) Committee wishes to express our heartfelt THANKS for all those who have shown their support, either by attending our meetings, offering words of encouragement or with generous donations. Your support shows how many of you are concerned with what has and is happening to our community.

Below are listed some of our concerns:

1. This Board of Directors was elected by this community to represent the homeowners and their concerns and not their own "special interests and agenda". Mixing AWHOA business with Country Club business (which is a separate entity and has their own Board of Directors, CC&R'S and By-Laws) may not be in the best interest of the community. It was brought up at the Long Range Planning Committee (LRPC) meeting that they are working to JOIN these two together (Apache Wells Country Club & AWHOA). What does that mean for our future? They referred to the fact that: "future generations will expect the amenities to be more upscale". They also mentioned that most people buy here because of the Golf Course. There are a lot of us that bought here because it is a great community that offers many wonderful features and amenities and is very affordable for retired people on fixed incomes. The LRPC currently meets regularly and has a budget of \$30,000 of which \$14,000 has been spent on charts and architectural drawings. We encourage you to attend their meetings.

2. A vote is to be taken on January 16, 2007 by the AWCC members to determine if they want to transfer their property (less the golf course) to the AWHOA. Note: not all AWCC members are members of AWHOA. There are some who reside in The Village at Apache Wells and are members of their Village Association, which brings up the following question. Will these non-residents get to vote on this LRPC's plan, which is strictly for the AWHOA members?

If a YES vote prevails, the AWHOA members will then vote on January 31, 2007 to demolish the current AWCC buildings and replace them with a Community Center which will include a golf shop, storage area for golf carts, office space, a restaurant, fitness room and multi-purpose hall. The estimated cost for this project would be \$8,000,000. This would require a special assessment to all the homeowners. Payment would be either by a lump sum of approximately \$5700 per homeowner or an additional \$45 per month added to the current AWHOA dues (which The Board has indicated will rise 10% annually). Those who do not or cannot pay this assessment will risk having a lien placed on their property plus the added interest on the assessment. The LRPC did mention at their meeting that they are working on a plan for those who cannot afford to pay. Add this to the recent \$600,000.00 owed on the purchase of the Cancer Fund Building at a variable interest and you can see that the seemingly bottomless money pit could get a lot deeper.

3. Many of us are quite satisfied with Apache Wells, The Country Club, The Restaurant, and other amenities available to us. We are not adverse to changes or growth, but see no need to spend millions when some remodeling, regular maintenance, efforts from our wonderful volunteer system and supporting conservative improvement projects will meet the current and future needs of the Apache Wells community.

4. From the October, 2006 Round-Up under Nominations for Election to Office Page 5 under NOTE: "Legal counsel reviewed our By-Laws and stated the nominating committee is not required to nominate every person expressing an interest in running for office, but they may. They know of no regulations that supercede the by-laws of the association". Just what is being said here? We need to really pay attention as to what is going on. Also in that same issue on page 6 was the 2006 Standing Committees and the 2006 AWHOA Special Committees. Please read this over carefully and see who is serving on these committees. Do they represent all of our homeowners?

5. Are you aware that an attempt was made by our SAW Committee to revise our current AWHOA By-Laws? That the Board of Directors rejected our proposal at their October 5th meeting (citing advice of legal counsel) stating we did not follow the correct format for submitting as outlined in the By-Laws (see Article XIII in your 2006 phone book). This is the exact format that our committee used and put in over 280 hours into. With out legal counsel at the present time, our hands are tied. Be assured that we will not give up on this. We will re-submit our revised amendment proposals when the opportune time comes. We are aware that our current AWHOA By-Laws need to be revised and that it is our mission to accomplish this task to protect you, the homeowners of Apache Wells, from the current Board of Directors vision for your future.

One of the amendments that we had proposed, was that there be a full time board and we saw what happened there; it was rejected. The AWHOA is a big business – show us a company that operates part-time with an income of over \$660,348.00 annually (estimate for 2007) and not including the \$950.00 Transfer Fees. We all try to live within a budget and if we can't afford something we make do without. Wouldn't it be nice to have that kind of discretionary income?

6. There have been comments made about our committee not working with or going to the Board. We have and the results are the same. "Legal Counsel advises" seems to be all we get or "I can't answer that".

This newsletter is lengthy we realize, but we have been working quietly and with great diligence for months. We have also been waiting for some of the residents to return. There will be a SAW meeting soon and it will be posted..... so please try to attend. In the meantime think about attending some of the Board of Director's meetings, Homeowner's meetings, LRPC meetings and get a real feel of how this community is doing. And PLEASE get out and vote in January. We have all been guilty of complacency. Vote and let your voice be heard!

The Save Apache Wells Committee:

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