



## President's Report

This is my final President's Report, and I want to take this opportunity to thank the Apache Wells community for the opportunity to serve as a Board member, and as President of the Board. It has been a rewarding experience, and I thank

all of you who have been so supportive and helpful. Of course, the SAW group of protesters has not been supportive or helpful at all. But don't most organizations to which you belong, including your church, have a small number of members disgruntled about something or other? We've had to contend with SAW's on-going campaign of misinformation, and appreciate the support of the vast majority of residents who rejected their distortions and propaganda. I hope you will give your total support to the 2007 Board and do all you can to be fully informed regarding the issues facing them.

Country Club members will soon vote whether to transfer property they currently own, including Apache Hall, restaurant, pro shop, and a portion of the parking lot, to the Homeowner Association. If this vote is affirmative, the Homeowners Association will then vote to decide whether or not to accept the transfer and proceed with plans to raze these buildings, and build brand-new, up-to-date, functional facilities, including a new exercise facility.

To bring this proposed project to this point has required

countless hours by the Community Long Range Planning Committee over the past two to three years. Weekly meetings were open to all residents, and there have been numerous articles in the Roundup as well as individual mailings to keep residents informed. In recent months, several Town Hall meetings were held to give everyone a chance to review the plans and meet with the architect, a potential contractor, and the inspector who estimated renovation costs. Residents had the opportunity to question these professionals about all aspects of the proposed project.

One important question, "What about the person who just can't afford to pay one cent more to live here?", has been answered many times, but the answer bears repeating. **If someone establishes that they are unable to make the payments, the proposed plan is that they won't have to. Once it has been determined that the proposed plan meets all legal requirements, there will be a mutually-agreed-upon deferral of their share of the special assessment until transfer of their property.** Don't think of this as a lien against the property, but rather as a deferred assessment for improvements. No special-assessment payments would be made until the property is eventually transferred, and the proposed plan is that the assets from the transfer would pay only for the years the owner held title to the property. The new owner would be responsible for the rest. For example, if special-assessment payments are deferred and five years later the home is sold, the owner's sale proceeds will pay only the amount due but deferred for those five years. The portion of the assessment due over the remaining fifteen years will be the responsibility of the new owner.

Deferment of the special assessment payments will be made once a neutral party, such as a designated bank, establishes deferment is warranted, and everyone needs to under-

stand that it is only the special assessment fees for the proposed building project which will be deferred. The homeowner's monthly general-assessment fees will not be deferred, but will continue to be paid as usual.

This raises another point which needs to be addressed. SAW claims the Board indicated monthly fees will be increased 10% annually, but this is not true. The Board said 2007 fees would increase 10%, but did not say fees would automatically increase every year thereafter. Also, the purchase of the former bank building was not paid for by special assessment, but rather by regular monthly fees, fees which remain extremely low compared to all other surrounding communities. These monthly fees will only be increased as warranted. **Remember that if regular monthly fees are increased, the increase affects only those regular monthly fees. Monthly payments for the proposed project will remain fixed, unaffected by any increases.**

Don't make a decision to reject the proposed building project because you have heard that some person cannot pay additional expenses. Use your own situation rather than that of others, because provision will be made for the protection of all residents. Ask yourself whether your portion of the cost to complete the project is worth the benefits everyone will receive. These benefits include increased pleasure and enjoyment from upgraded facilities, additional activities and entertainment opportunities, and an increase in all property values.

Apache Wells must move forward and pay the cost associated with doing so, or pay the high cost of doing nothing. The community cannot, will not remain static. It will either progress forward, or slip gradually, dangerously into decline.

**VOTE TO MOVE APACHE WELLS FORWARD.**