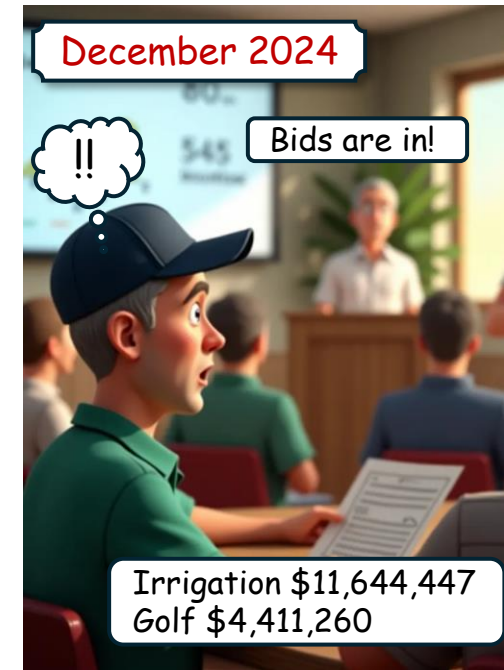
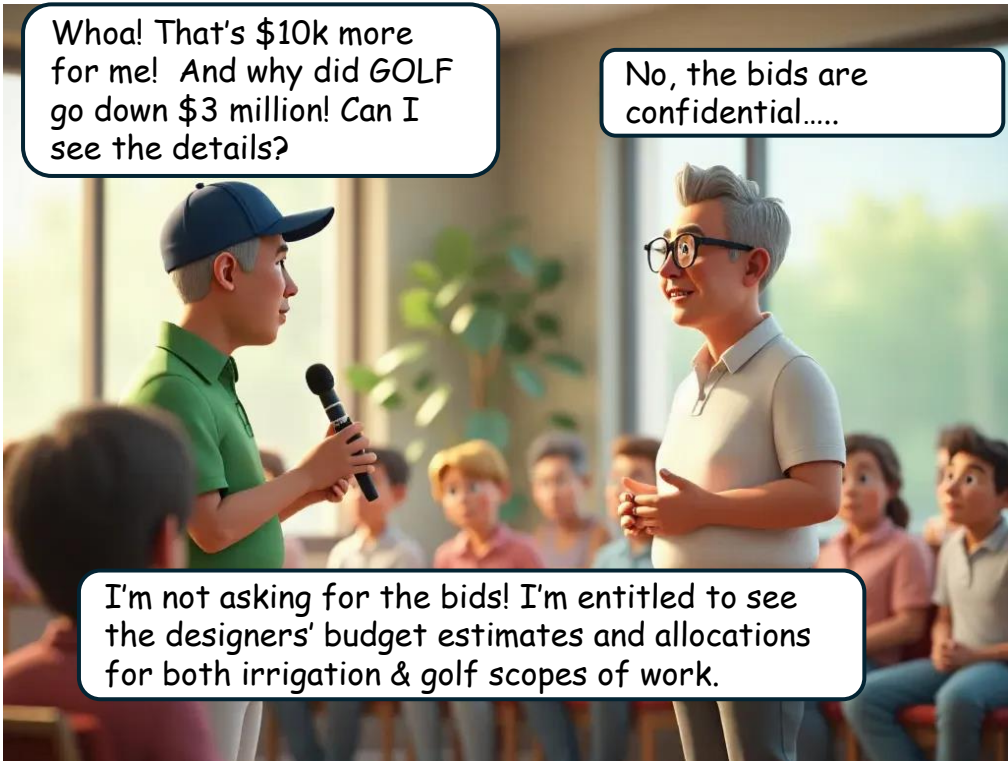


The Springs Irrigation & Golf Projects, Issue 1






Whoa! That's \$10k more for me! And why did GOLF go down \$3 million! Can I see the details?

No, the bids are confidential.....

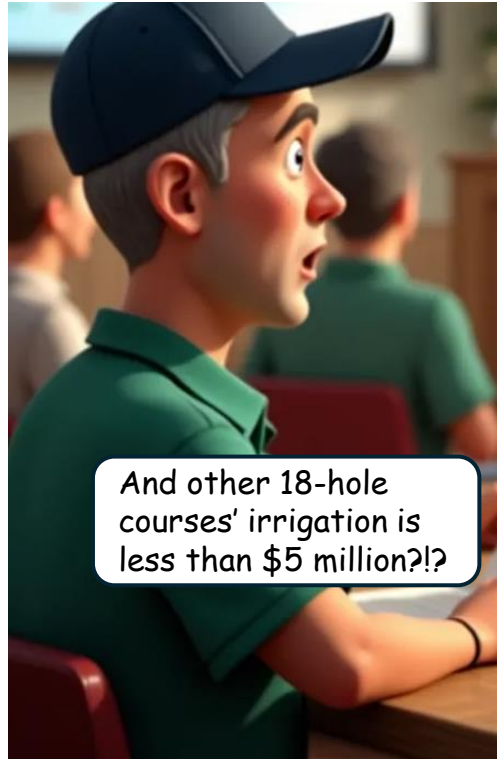
I'm not asking for the bids! I'm entitled to see the designers' budget estimates and allocations for both irrigation & golf scopes of work.



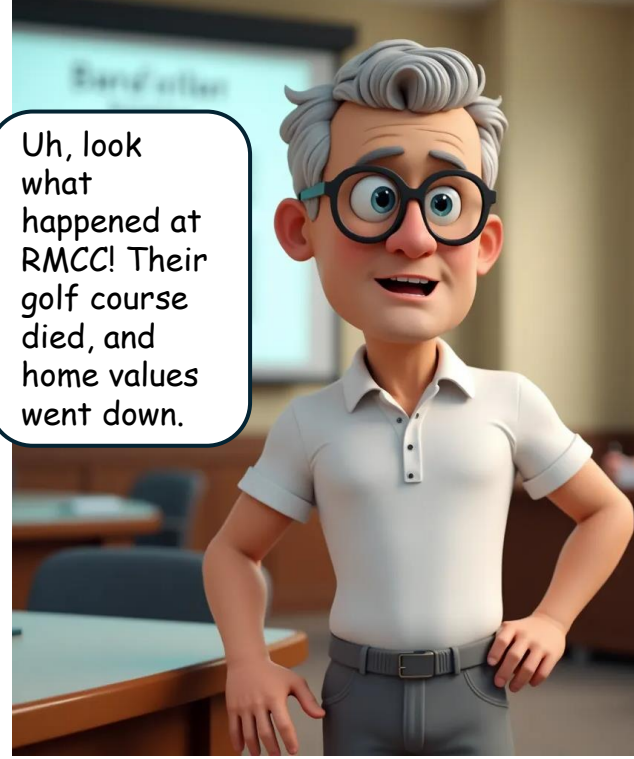
Also, we've added irrigation work scope in the common areas.

Hang on, those common areas don't make it DOUBLE the cost!

And we still have to plan for the streetscapes, and our Courts and Fitness improvements!



And other 18-hole courses' irrigation is less than \$5 million!?



Uh, look what happened at RMCC! Their golf course died, and home values went down.



Unlike RMCC where a developer owns their golf course, WE own our golf course, and it is not going to go brown.

I deserve a better plan.

Show me the scope, cost and loan details, or I'm voting NO!



Dear Homeowners of The Springs,
Have courage! All will be well. This is not an emergency.

The real threat to our long-term home values is a rushed, opaque, and costly plan.

Let's improve our golf course, and let's get right on it!

Together, we can revise and implement a common-sense plan for sustainable irrigation and golf projects.

**VOTE NO UNTIL YOU KNOW, then
VOTE YES ON SOMETHING BETTER!**

Tell the Board!

As a Homeowner, you are entitled to:

- Review all Scopes of Work with estimates and budget for Irrigation and Golf Design.
- Understand what is NOT being covered in the irrigation estimates (e.g. streetscapes) - and what these items may cost in the future.
- Review details on Loan Financing for the Irrigation and Golf Design scope of services (for example, do you know if homeowners face a lien on individual property related to the assessment?)
- Understand what changed from April 2024 when homeowners were told there was budget in the reserve study to pay for a large part of irrigation system.
- Obtain written detail on golf course cost reduction from \$7,475,000 to \$4,411,260. What items from Cary Bickler May 2023 Golf Course Master Plan were eliminated to achieve this reduction?
- Understand the specific scope of work items in the irrigation and golf bid that are allocated to homeowners.
- Receive the HOA business plan, pro forma, cost analysis, long-term operations, and golf membership projections to demonstrate fiduciary responsibility, and justification of expenses.

