

## **An Open Letter to the Homeowners of Apache Wells**

On Wednesday February 21, 2007 the Apache Wells Homeowners voted 644-594 to approve the Community Center Building Project that was sponsored primarily by members of the Apache Wells Country Club and their allies the AWHOA Board of Directors and the Community Long Range Planning Committee. Their motive was to acquire a new upscale \$8,500,000 facility to replace their poorly maintained 40-year old mold-ridden termite-infested building. The funding, as we know will be borne by the entire Apache Wells Community through a \$6020 per residential unit special assessment. As most of you know by now, the Save Apache Wells Committee has retained legal counsel and is planning to fight implementation of the project and the collection of the special assessment. For details and updates visit [www.angelfire.com/blog/saveaw/](http://www.angelfire.com/blog/saveaw/).

On the subject of the funding of the project, we feel that the \$8,500,000 cost is unnecessarily high for what the community will get in return. We are also concerned about the operating costs that have received little discussion.

Consider the following:

- The payments on the new \$3,000,000 Restaurant will be \$224,000 a year for 20 years. The current lease payment is \$15,000 per year. Therefore, at that rate, it will cost the homeowners \$209,000 a year to operate the Restaurant. Let's hope it makes a BIG profit!
- The Commons Building is the same age as the AWCC Clubhouse and Restaurant, which they say "has outlived its usefulness" and is scheduled to be torn down in February of 2008. Could good maintenance have been a factor?
- The Board of Directors has spent \$1,300,000 for a Library with Meeting Room and the former Cancer Fund Building. Only ½ of the former Cancer Fund Building, now the AWHOA Administration Building, is being utilized, yet we have vacated the old HOA Office and the elaborate Meeting Room in the Library. Back to square one?
- A 38,000 sq. ft. motel with swimming pool at Fountain Hills was recently built for \$1,825,000.
- A new Comfort Inn Motel is being built in Mesa for \$2,000,000, the same size as the motel in Fountain Hills.
- A 2000 sq. ft. home in Apache Wells never lived in was built for \$195,000. Put two of them together at a cost of \$390,000 and you would have a very spacious clubhouse.
- \$55,000 is budgeted for legal fees in fiscal year 2007. Shouldn't ½ be allocated to the 594 residents who are opposed to the proposed project to help defray their legal fees to fight it?

Signed by the following Concerned Apache Wells Homeowners,

Ray Green      Tom Kile              Ed White              Jim Pearson      Dennis Lange  
Rick Eicher    Ray Fitzgerald    Denny O'Conner    Oscar Flores    Harlon Grim  
and 584 other discontented homeowners.