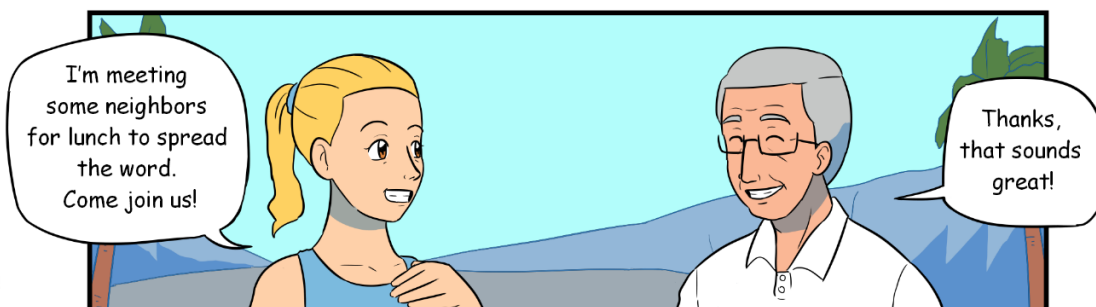
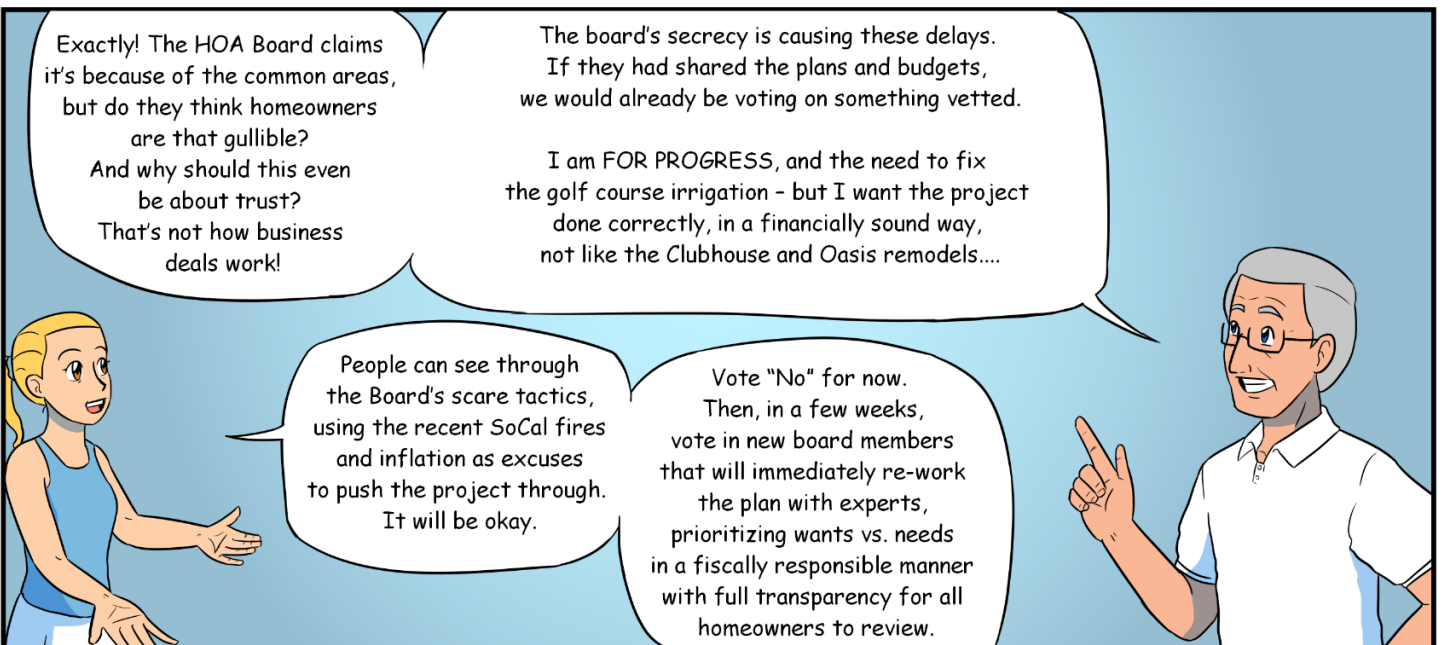
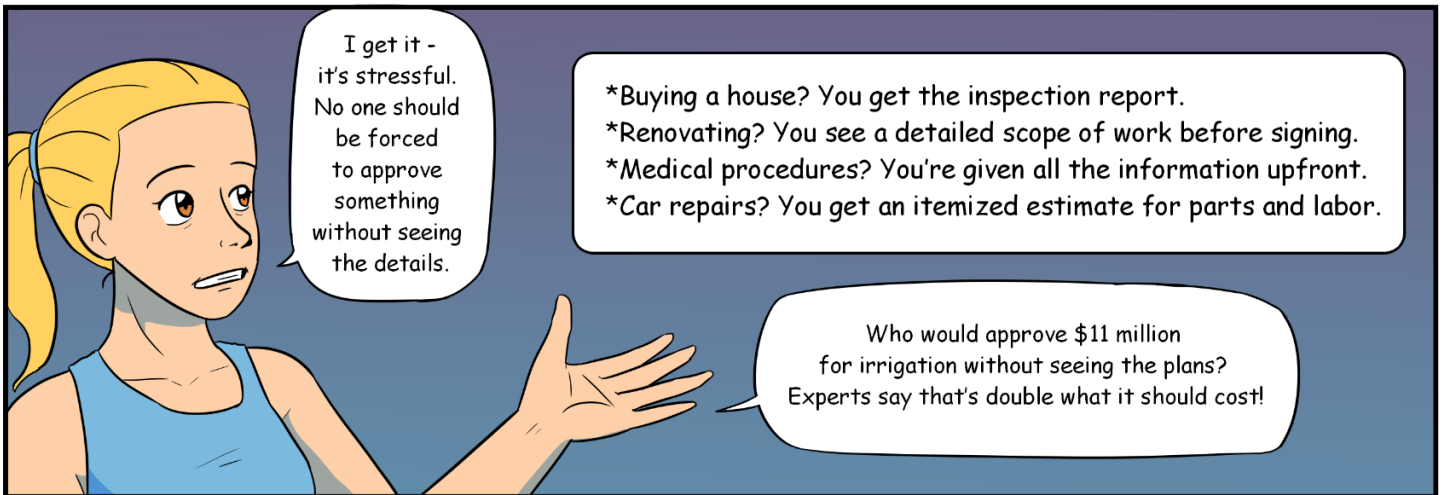
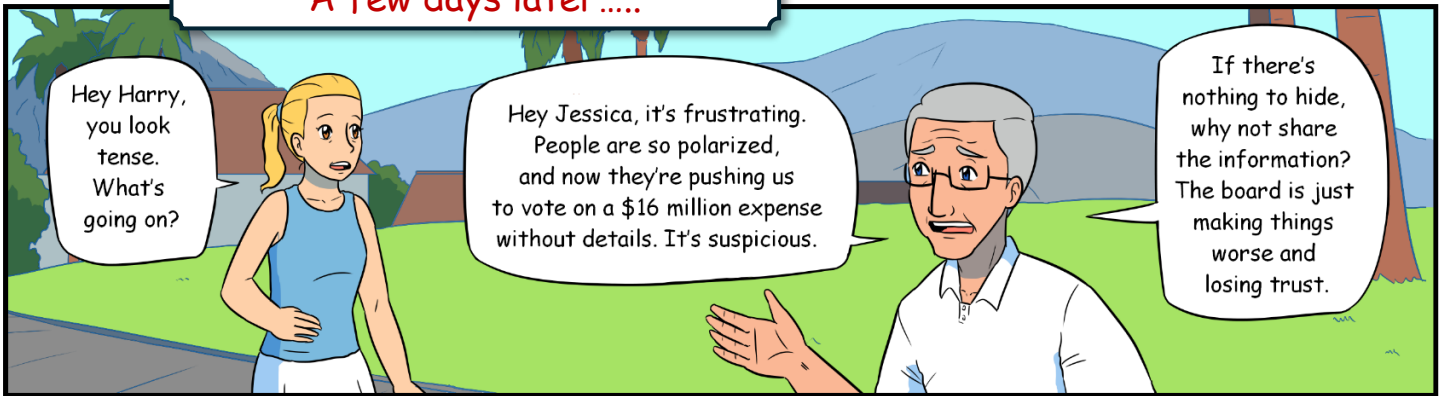


## A few days later.....





*The Springs HOA dues are among the highest in the Valley, yet our golf fees are low compared to nearby golf clubs:*

Golf Club	Golf Initiation	Golf Annual Dues
The Springs	\$17.5k homeowner \$35k non-resident	\$12-\$20k
Tamarisk	\$100k	\$36k
Morningside	\$100k	\$36k
Thunderbird	\$116k	\$36k



**VOTE NO**  
UNTIL YOU KNOW

Let's work together to formulate a better plan that is **equitable** to homeowners, maintains **fiduciary** responsibility, and **justifies** all expenses.

### **Tell the Board!**

**As a Homeowner, you are entitled to:**

- ☐ Receive updated status of progress and remaining work on **roof maintenance** and replacement.
- ☐ Understand what is NOT being covered in the irrigation estimates (e.g. streetscapes) - and what these items may **cost in the future**.
- ☐ Understand **2029 turf reduction** requirements and their impact on irrigation planning for the **common areas**.
- ☐ Review details on **Loan Financing**: Is it secured with the assets of the HOA or individual homeowner properties? If someone elects to pay over time, can the amount owed be paid in full at any time? What is the actual interest rate you are committing to?
- ☐ 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**.
- ☐ Review all Scopes of Work with estimates and budget for Irrigation and Golf Design. Understand the specific scope of work items in the irrigation and golf bid that are allocated to homeowners.
- ☐ 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?
- ☐ Receive the HOA business plan, pro forma, cost analysis, long-term operations, and golf membership projections to demonstrate fiduciary responsibility, and justification of expenses.

