



SVLA BOARD MEMBER

BILL SCOTT

Invest SVL...A positive vote for our future!

Having lived in SVL for 30 years, I have seen both good and bad economic and political times. The last two years have been a struggle for many residents with Covid, school closings and job insecurity. Now most of our residents seem to be on the upward trend; many are now working and playing closer to home, younger families are moving in and exciting times are ahead for all SVLA residents.

We chose to live and play in SVLA because it is a desirable community. The lake with its beach, swimming, fishing and boating, the equestrian center, 24-hour patrols, friendly culture and all the additional amenities available at the private (SVLCC) country club.

In 2017 Club Corp, was purchased by a multi-billion-dollar investment company Apollo Group, that expects high returns with its new country club investments. The clubs not reaching the high returns demanded are sold. Our country club did not meet the required profits; and now our community can purchase the country club with all its amenities - including club house with restaurant and bar, swimming pool, exercise room, tennis, pickle ball, racket ball courts and golf course, almost 200 acres of park like land and its valuable \$5 million dollars' worth of water rights.

We do not need high returns for success. We need the security of owning and controlling this valuable land with its water rights in the heart of our community. If our homeowners vote YES and we receive a 2/3 majority, ALL homeowners will automatically become social members of our country club, enjoying a newly renovated restaurant, kitchen, bar, large covered patio and special events and meeting facilities. The cost of all this will be about three hamburger lunches per month per household.

Property values are always a homeowner's concern. Our home is usually our highest valued asset. Purchasing the country club will maintain or increase our home values. If we cannot purchase the Club, we will lose total control of half of the heart of our community. It has been typical throughout the U.S. that real estate developers and investment companies will purchase country clubs. When the time is right, they close the club, let the grass go brown and there is nothing that can be done about it. We would have no say. Because of the low-cost California housing shortage; legislation from Sacramento this year now prevents local and county governments from controlling housing and apartment developments. After purchasing our Club, a developer could have the

ability to sell off the \$5,000,000 in water rights. With the profits, they can walk away or build multifamily housing and care facilities on our golf course. This has happened multiple times in the last few years and is a very real possibility here. This is not a scare tactic, but reality. Do your homework. You might ask why Club Corp is not selling the water rights themselves. It is because of public relations. Big publicly traded companies do not like bad publicity. Bad publicity hurts their image and stock prices. I have been told that Club Corp has multiple developers willing to purchase the country club for a higher price if we fail to receive the 2/3 YES vote required by our SVLA bylaws.

The California State Fish Hatchery supplies the golf course with nutrient rich (fertilized) water. This water flows through the golf course and into our lake at a rate of 1,800 gallons per minute causing turbidity and bringing nutrients promoting algae blooms. Owning the country club will allow us to control this unwanted run off into our lake.

With our new community ownership, we will have a safe place, close to home for all adults, our children and grandchildren. We will get to know and enjoy other community members. Our children can safely play and learn new skills. We can expand opportunities for all our members to enjoy on-line learning, participate in new clubs and organizations, dancing, music and assorted entertainment. The social and personal opportunities are unlimited because we, as members, will own the country club. Beyond the social aspects of our community club, the restaur-

ant and bar will be available to all homeowners for great lunches and dinners. The ability to enhance the standard social membership will be determined and feature the pool, newly expanded aerobic exercise facility, tennis, pickle ball, racket ball and golf privileges. Our BOD is presently interviewing nationally recognized professional country club management companies that will bring professionalism, expertise and accountability to our Club.

Most of us would love to live in a monitored or controlled access community, providing increased safety while at the same time significantly increasing our home values. Purchasing the country club is the first step in this process as the country club is the largest private employer in our community besides us. Objections to limited access into our community will be significantly reduced.

A questionnaire will be sent to all homeowners about additional amenities suggested by homeowners at Meadowlark Park. Please respond and tell the BOD what additional amenities you would like for our community. Estimates of the country club purchase and additional amenities such as more bathrooms at the park, EQ and the lake will be less than \$30 per month.

The increase in your yearly homeowner dues will be small, but the results will be fantastic. One community member felt purchasing the country club is like purchasing an inexpensive insurance policy to preserve and increase our home values. Vote YES on the Spring Valley Lake Association purchase of the Spring Valley Lake Country Club!

Respectfully,
Bill Scott - community and BOD member