

Dear Mr. & Mrs. Baker:

I respect every individual's right to be wrong, but in your case I feel a response is required.

To say that this project is only a golf clubhouse shows a total lack of understanding of the community's needs and a bias toward the golfers in Lockwood Folly. You are correct when you say that home owners who live in Lockwood Folly will utilize the facility on a regular basis, but given your close proximity to Lockwood Folly so can you. The POA portion of the facility will be used by the Women's Club; the Rod & Reel Club, by groups for crafts, games, bible study, etc.; by POA committees to hold meetings; as well as for functions that cannot be currently held because of occupancy restrictions. By the way, the catering kitchen will allow us to rent out the facility, when not in use by the members, to generate income for the POA. And yes, there will be a Pro Shop and restaurant to serve everyone in the community. But should lot owners pay less than full time home owners? Why? Will you give back to the POA the extra profit you will reap from a new Community Center (I will continue to use this term because this is what it is) when you sell your lots? I didn't think so. What about the extra profit your lots will earn just from having the well manicured golf course close by? Guess you don't consider that a plus, but real estate agents do.

To think that this project can be built in the future for anywhere near our current estimate is real insanity. Tell me Mr. Baker, are you willing to support this project in 2012 at a possible cost of \$4.5 million? I doubt it. I can say with a high degree of certainty, if this Community Center is not built now, it will never be built and your four lots will remain unsold because no one will even come into Lockwood Folly to look at them. Word gets around about sub-standard facilities.

True entrepreneurs look at the current economy as an opportunity not a deterrent. Self made millionaires buy in this economy. Likewise we should take advantage of this market while we still can get a building bargain. If we miss this opportunity, some years from now we will look back and wonder why. The answer will be simple, because we were stupid. But I believe there are sufficient property owners in Lockwood Folly who have the foresight to see this opportunity and are willing to take this minimal risk.

I'd like to address your threat of non-payment should we pass the project. It will be to your benefit to read up on real estate law, but if you are too busy let me help by providing the following: – "Both private lenders and the government can foreclose on properties. Typically, these institutions foreclose because homeowners fail to meet mortgage obligations. However, foreclosure can also result thanks to delinquency on homeowners' association payments, property depreciation, or a host of other factors."

The one thing you and I agree on is that Lockwood Folly is a great community. It can be an even greater community if individuals like you do not hold us back from making it better.

Richard Modrowski