

We are opposed to the community center for a number of reasons. **POA members, we ask that you please consider these viewpoints before you cast your vote.**

Originally, fixed rate financing was used to help determine the ‘not to exceed’ amount. Since that time, **BBT has changed its financing terms** and has eliminated fixed rate options altogether for this project.

So at this time, the ‘not to exceed’ 15 year option is only available from BBT as a commercial 3 or 5 year balloon, with ?% above the prime rate (the % above the prime rate is yet to be determined). Being a variable rate balloon loan, the interest rate will be adjusted annually. This will change the annual payment amount of the loan each year.

The board guaranteed a ‘not to exceed cost’ at contract signing, not over the life of the loan. Without a fixed rate, those who choose the 15-year option **risk** that interest rates will drive the annual loan amount higher each time the balloon becomes due (that is every 3 or 5 years). A supporting view (Mr. Ebbert) states *“The worst that’s yet to come in the real estate market will be in the commercial end where 3 and 5 year balloons are coming due in the next couple years.”*

The unsure state of our nation’s economy makes this project unwise at this time. The historical movement of the prime rate is no assurance of future trends, nor can anyone predict if a hyperinflation event will occur in the future. Although the POA board says they are going to speak with other banks, we feel without firm project costs and financing the project is simply too risky at this time. **Again - the board guaranteed a ‘not to exceed cost’ at contract signing, not over the life of the loan.**

We’ve heard statements from supporters like builders are hungry for work now and we should take advantage of the low cost to build – but Taylor has based its proposal of this project on past costs of 3 years ago. The costs of three years ago were significantly higher than today’s cost to build. So where are the savings?

It seems the push for the community center is driven by more of a want than a need. A supporting view (Mr. Ebbert) states that when trying to reserve the clubhouse that *“..meetings are scheduled months in advance”* yet most days and evenings the clubhouse is empty and simply not in use. For those concerned about deteriorating amenities, renovations or expansion to the present clubhouse should be revisited.

Strong consideration must be given to the operating costs of this project. The true cost of the project must take into account the ongoing insurance costs, utilities, furnishings and other maintenance costs that will inevitably drive up the annual POA membership dues. Given this nation’s uncertain future and economy, putting our annual membership dues at risk for larger than 10% increases and special assessments is simply not wise at this time, especially when our nation’s President keeps reiterating that citizens must make conservative and responsible spending decisions, and that recovery is still quite a long way off. Large annual POA dues are weighed heavily by potential buyers.

Strong consideration must be given to the ‘cost’ of losing the quality of life that makes Lockwood so unique. With all the amenities that the ‘other communities’ have, they cannot come close to the feeling that is unique to Lockwood. Everyone agrees that Lockwood is beautiful– but this statement does not do Lockwood justice. Lockwood is far more than beautiful. The trees, the location, and the quiet and serene life we all enjoy are very precious and should be protected and preserved first and foremost. Lockwood’s “soul” has and will always keep home sites in Lockwood valuable and will continue to attract people who will cherish it. Simply put, people do not move here because of a clubhouse, they move here because Lockwood is unique in its feeling.

Opening the ‘gates’ to the outside community will undoubtedly escalate the need for road maintenance, increase noise, and compromise security. If the vote passes, we will be risking that those who dine at the restaurant or rent the center, along with their guests, will be leaving remnants of their visit behind as they parade around the grounds. What steps and costs will become necessary to watch over strangers with a transient attitude wondering around our community?

We asked the board **“What if after construction, the restaurant wants to open evenings and weekends, who would approve the restaurants request?”** The answer was “The LFCC will be responsible for the restaurant lease and decisions regarding it.” Before the vote, a written assurance to residents should be in place that after construction; the LFCC board will not change these hours of operation, thereby compromising the security of a gated community for the benefit of a restaurants profit.

We asked the board if the ballots will be unopened and counted in a public place, like the clubhouse, with all invited to attend. We were told *“No. Members often send payments along with their ballots, so envelopes have to be opened upon receipt to determine their contents”*. Suggestion: Simply ask people to send their payments separately or simply put the ballot aside when envelope is opened. **We feel strongly that a vote of this importance should be in a public forum, with representation from both sides present for verification.**

Given these points, a project of this size is just not warranted nor is it in the best interest of Lockwood.

Submitted to the POA Board on August 23, 2009 for posting on the POA Website
--

<u>John Balas</u>	<u>Katherine Balas</u>	<u>Alan Burlingame</u>	<u>Judy Burlingame</u>
-------------------	------------------------	------------------------	------------------------

<u>John Carroll</u>	<u>George Cataldo</u>	<u>Ben D’Addario</u>	<u>Vincent Digilio</u>
---------------------	-----------------------	----------------------	------------------------

<u>Kathy Digilio</u>	<u>Rich Fonte</u>	<u>Mary Fonte</u>	<u>Phillip Hammond</u>
----------------------	-------------------	-------------------	------------------------

<u>Elena Hammond</u>	<u>Truett Jones</u>	<u>Crysta Jones</u>	<u>Ron Morosky</u>
----------------------	---------------------	---------------------	--------------------

<u>Donald Nelson</u>	<u>George Presant</u>	<u>Flo Presant</u>	<u>Joyce Reaves</u>
----------------------	-----------------------	--------------------	---------------------

<u>Charles Talton</u>	<u>Kathy Talton</u>	<u>Joseph Tese</u>	<u>Theresa Tese</u>
-----------------------	---------------------	--------------------	---------------------

<u>Thomas Vallante</u>	<u>Maureen Vallante</u>
------------------------	-------------------------