



Dear Homeowners, Residents and Members,

The UPRD Board of Supervisors has received a prepared letter via email, requesting that the upcoming Referendum offer a separate vote on each proposed Capital Improvement Plan project.

As much as this might be appealing to some, unfortunately, is not a viable solution.

A “project-by-project” approach will also result in an annual revisiting of UPCC needs and continual requests for additional funding from each of you.

University Park Country Club is a community of diverse interests and activities. Other than dining, there is no single amenity in which the majority of members participate. To allow others to determine which specific amenity and project you will be allowed to enjoy is very unfair to the community at large.

A “project-by-project” approach will also result in an annual revisiting of UPCC needs and a continual request for additional funding from each of you. UPCC’s needs, and the attendant projects, will not go away. Projects will simply be delayed, increase in cost, and most importantly, deprive those members who desire any of these amenities the chance to enjoy them.

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Obtaining numerous rounds of financing will drive up debt origination costs and the economies of scale of a 30-year bond will be lost. Each new funding request will also add yet another layer of financial burden to every homeowner.

The Community elected a Board of Supervisors to provide governance and fiduciary oversight for UPCC. The proposal presented reflects four years of research, input and estimates from independent outside professionals. Numerous options were reviewed and considered. Input came from volunteer Advisory Groups, Surveys, Focus Groups, public UPRD Board Meetings and Workshops, Town Halls and Neighborhood Meetings. The projects were evaluated on the basis of space needs, cost, location, and feasibility. Compromises were continuously made throughout the process. The recommendations presented are consistent with the resident findings from 2019 through the present as well as ongoing evaluations of deteriorating systems and inadequate facilities.

This is a very comprehensive and well researched Plan. Do we expect everyone will agree with every aspect of every project within the Plan? No, we don't, but we ask you to remember that we are your neighbors and friends. We live here and pay the same fees as you. It is our responsibility to look out for the best interests of everyone, whether or not the recommendation is consistent with our own personal desires. We ask each of you to take the time to look at all aspects of the Capital Improvement Plan in the same way, through the lens of what is best for the overall Community..... today and into the future.

Respectfully,

*Sally Dickson*

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UPRD Chair

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