

> ----- Original Message -----

> From: Julie Grudzinskas <jsgrudzinskas@gmail.com>

> To: steve.heitzner@universityparkrd.com, scott.huebner@universityparkrd.com,
greg.selep@universityparkrd.com, steve.swanson4@universityparkrd.com

> Date: 04/28/2026 3:05 PM EDT

> Subject: UPRD Five Year Plan and planning

>

>

> I was unable to participate in the public comment period today so i am going to provide my comments here.

>

> We are residents of UPCC for 10 years. Both before and after the acquisition.

>

> I recently read? the Five Year Plan that appears on the UPRD website. You must correct me if I am wrong, but I see only 2 pages of any information. It only is a bunch of numbers that basically is a Balance Sheet guesstimated for 5 years.

>

> When and where are the back up documents to this 2 pages of numbers. What am I as a UPCC resident supposed to learn from this.. What capital improvements are being planned and how will they benefit or detract from the club and the residents.

>

> Where are the evaluations of the proposed kitchen renovation(replacement)? What is the benefits VS. costs.

Where are the discussions and evaluations of the expenditure to the golf course? The questions that are being asked at this meeting are nonsensical. If there was a realistic 5 YEAR PLAN, none of these questions about the budget and income versus expenses.

>

> Capital Expenditures need to be fully understood by the members of UPCC. Remember we are all OWNERS of this club. A question just asked is What do our Dues Cover? WHAT????? We don't know that?

>

> How can you be proceeding with planning for a kitchen when there isn't a plan for what is expected result and what are realistic costs and financing available?

>

> I attend most all of the UPRD meetings and I have not seen any reference to the Five Year Plan which tells me that the UPRD is flying by the seat of its pants.

>

> Respectfully,

>

> Julie Grudzinskas