

February 2009

To the Community

We have made tremendous progress as a community in the last several months. The level of commitment, cooperation and generosity is unprecedented. All homeowners, land and lot owners, businesses, renters and visitors have benefitted in our mutual efforts to stabilize the Golf Course.

You will recall, at our September 15, 2008 public meeting, we... as a community, clearly identified that closure and ultimate death of the Golf Course would:

1. Have an immediate and devastating effect on all real estate values.
2. Ability to sell real estate would be seriously impacted far into the future as the resultant deterioration of our core asset, the Golf Course, would be seen and felt.
3. Our primary economic magnet, the Golf Course, would not provide the attraction to visitors, new property owners and future generations of happy Sunsites residents. This economic engine has been our anchor for 40 years.
4. All businesses would be negatively impacted now and in the future as economic activity began to spiral downward.
5. The inherent beauty of Sunsites with its open, park-like appearance and inviting visual impact on all residents and visitors would be lost. In fact, replaced by an eyesore so corrosive to the quality of life in our community that Sunsites would be forever changed.

Happily, we have prevented this devastating scenario from occurring. We have achieved this amazing turnaround by following through on the commitment we overwhelmingly agreed to on September 15, 2008. We decided to take on the responsibility of the Golf Course and manage it in a sound way, all to the benefit of the entire Sunsites/Pearce area. We have gained this marvelous result through generous financial contributions from golfers and non-golfers alike, local businesses, large corporations, non-profit organizations, non-Sunsites area residents, winter visitors and short term tourists. We have noticed the stunning impact that a complete landscape clean up of the Golf Course and surrounding properties has accomplished. Thousands of man hours on a voluntary basis produced this work. Membership to the Golf Club has increased five fold, outside daily fee play has mushroomed compared to years past. All this has lowered our inherent operating costs. Perhaps the greatest impact Sunsites has experienced is the tremendous revitalization among our citizens. This very tangible improvement in community spirit is evident not only in connection with the Golf Course but also within many, many other clubs and organizations.

So, **THANKS** to the Sunsites Community Center, S.C.A., Visitors Center, Chamber of Commerce, Stronghold Merchants Association, Friends of the Fairways, Amerind Foundation, Public Library, VFW Auxiliaries and many, many others who have risen to the challenge of prospering our community. When we began, new territory had to be explored. We are now proposing an expanded LLC agreement to hold the lease and manage the Golf Course. We have prepared a budget for the next year that lays out projected costs and income. We have demonstrated a management plan that has increased revenues and cut expenses to the bone. We are actively pursuing many ways to continue to attract outside sources of income and improve the quality and appearance of the Golf Course.

On Thursday, February 26th at 6pm, at the Community Center, Sunsites must decide if we will renew the lease of the Golf Course. We heartily encourage you to consider the great progress that has been made and also to consider the devastating impact that closure of the Golf Course would surely bring.