

February Ask the Board Questions:

I thought that all the construction of new houses is supposed to keep down our dues. Why such a large increase, in our dues?

Thank you for reaching out. These lots were already paying dues under the lot owner - so once the house is built and a new resident buys the house - this same amount of dues comes in. It just transfers to the new owner instead of the builder. No new dues come in.

The increase in dues will cover the maintenance of the 385 acres of amenities we bought in 2016. The infrastructure is almost 40 years old now and desperately needs repair. The dues were set to go up \$100 this year anyway - the extra \$122 will enable us to repair the Birdland Marina, Shoreline bulkhead, and cart paths at the golf course.

The dues did not go up after we bought the 385. Here is a synopsis of the due over the past decade.

Date Dues Change

2013	\$659	
2014	\$785	00
2015	\$813	27
2016	\$798	-15
2017	\$898	100
2018	\$898	0
2019	\$898	0
2020	\$973	75
2021	\$973	0
2022	\$1073	100
2023	\$1173	100
2024	\$1395	222

I have read that the cost for the land was \$150,000. Did the cost of the land for the golf course sign include the cost for the sign?

The corner lot on Highway 55 & Broad Creek Rd. was purchased with funds by repackaging and listing "challenging" lots that have been on our books for decades. **This purchase was a win/win because we don't pay taxes on these lots anymore and we have NEW revenue in the form of POA dues!** We were able to take a liability and turn it into an asset. Now, any land sales revert to land purchases or capital improvement for all members to enjoy. Prior to this, those funds would have been used for operating costs (like paying electric bills) and the value of the land was lost forever. The corner lot at Hwy 55 & Broad

Creek Rd. is prime real estate because of its location, and the long-range strategic plan for this property is to lease it to a viable business. That means money in the form of rent coming into Fairfield Harbour that can be used to improve our community.

The billboard is part of the marketing plan to promote our public golf course, Harbour Pointe Golf Club, and the Pointe Restaurant. The billboard is within the Enhancement Committee's budget for Rebranding and Promotion. If you were to amortize the cost of the billboard over five years, (which is not done in accounting since you wouldn't replace the whole structure) it costs each lot owner over that period **ONLY \$2.83. per year** to market your business.

My question is in regards to fire and first-aid services.

First - I understand that our firehouse is maned by volunteers. How big is their crew and what is their availability? Do they respond to every call - or do we rely on publicly funded firehouses nearby?

The 911 calls go to the county fire stations, and depending on availability, the stations send trucks. The volunteers for the Tri-Community Volunteer Fire Department are often dispatched for Fairfield Harbour, Broad Creek Road, and other emergencies. They have about 47 volunteers right now. They work with the St. Delight's Fire Station, Reelsboro, and others. They are dispatched 24-hours a day, whenever needed. If you are interested in being a volunteer, please contact the POA office for more details.

Where will the computers for the new fiber optic be and is there another cost for the building?

Computers will be housed in the old Beacon office in the Activity Building . There will be no charge to house on our campus. The headends need to remain cool and a mini split is needed to ensure the temperature can remain cool in our hot summers. There are days that the activity building's temperature exceeds 75 degrees because the units there cannot cool more than 20 degrees lower than the ambient temperature. This advise is from our HVAC company, the engineer who designs the fiberoptic towers, and others prior to the purchase.

With a very expensive expenditure at the corner of Broadcreek and Hwy 55 to promote our golf course and restaurant why has there been a neglect of the fairways especially holes 1, 10, 11, 13, 14, 15, 16. The areas of dirt make it impossible to play. I am a member for 17+ years and am embarrassed to invite outside friends to play.

We have lost members due to poor conditions and frankly inviting the public via your sign invites people to a less than adequate course. Word of mouth will just exacerbate the

negative feedback. Repairing the cartpaths should happen after the course is in better shape. The board should meet with members of the club for feedback. Thank you

We are working on all of the areas in need on the golf course, and will continue. The Board does get feedback from the Golf Advisory Committee, and an action plan is being put together to detail what costs would be associated with sodding, extra fertilizers, extra care, etc. for the challenging areas, which always comes down to "how much?" We are investing in the irrigation, which is a contributing factor, as well as in taking down more trees to properly aerate the area and provide morning sun for the best growth on the fairways. As with most golf courses, we have continuous issues with nematodes, heavy traffic, shade, and tree roots.

The best way to get the funding needed to improve the course conditions is to get the golf course to break even, so that is why we have the push for public play and get more memberships signed up.

Did I hear that some new gates were going to be installed? Are they for police/fire/first-aid only? Or are those new gates for all residents use?

The new gate entrance will be used by emergency vehicles if that way is closer. They will be "entrance only" for resident use or can be made to be an exit if an evacuation is needed.

According to the January survey - This gated resident-only entrance on the Shoreline side was overwhelmingly selected by 70% of the community.

This entrance will also be used for construction traffic for the Harbour Club as recommended and required by the commercial builders. The road will be (temporarily) crushed rock, which will then be paved after the Harbour Club completion. This allows secure and convenient access to Caracara and the Gondolier peninsula for residents in the near future.

Are fire and first-aid services adequately covered? When publicly funded trucks have to come in (for fire) they can't be here in less than 20mins. What about ambulances?

I will bring your questions to the Board. You raise good points, especially that we are growing in population and need to have adequate response times. Many times the response times are less than six minutes. Locations further inside the Gondolier Peninsula do take longer to reach. Thank you for your questions!

The POA did not do a giveaway in 2023 nor provide candy so that must have been prior years. There is no revenue from the golf course/restaurant if both combined are losing \$1000/day (per the budget meeting). Question about why our dues are being used to

repair the pool but we have to pay to use was ignored. How can you organize events for adults at the restaurant using paid employees but nothing for children?

There are several children's events throughout the year, including the Easter Egg Hunt, 4th of July parade, water war at Red Sail Park, National Night Out, Trunk or Treat, Christmas Parade and more. The Events Committee plans events for the whole community, which can always be attended by children. The last event at The Pointe for children (face painting, games) was poorly attended.

No basketball courts have been planned at this time, but you can certainly speak to the Board about this.

Members of the golf club have the pool use included- if you'd like a season pass, they are purchased at the clubhouse.

You were correct, the POA did not buy Trunk or Treat items this year, but the POA did pay for the off duty deputy for traffic control to keep the children safe, which was a decision by the Events Committee.

You are paying a small portion of your dues to help with the maintenance cost of the golf course, but more than \$1.5M in revenues come from the restaurant and golf course to run the community, and the golf course keeps your home values higher.