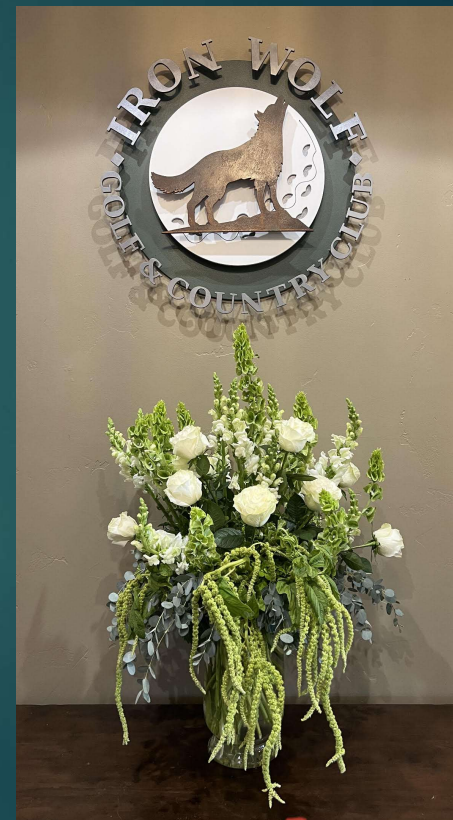
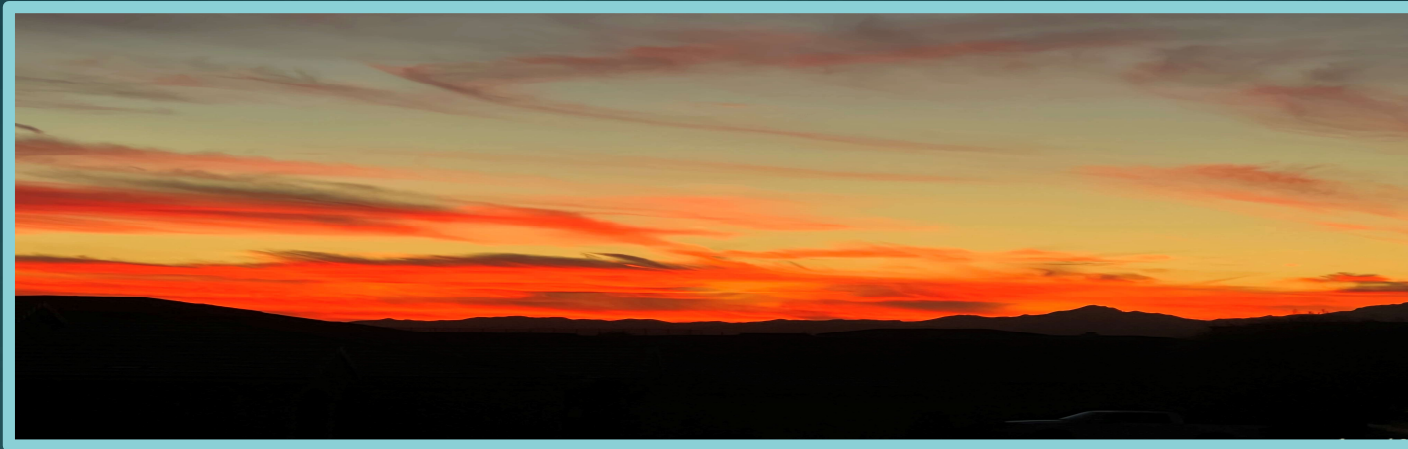


Welcome Refuge Residents to The Iron Wolf Golf & Country Club





Refuge POA Townhalls

AUG 10TH & 12TH 2022





Vision

- To be the most desirable community in Lake Havasu that we are proud of & are recognized for our appealing views, neighborhood and homes, security, and unique integrated Golf & Country Club

Mission

Ensure that:

- We have pride in our community
- Our community is safe & secure
- Continue to restore, grow, & maintain its visual appeal
- The POA is financially secure
- We collaborate with the Golf Course & develop a mutually beneficial relationship
- POA CCRs are developed, applied and enforced in a fair and consistent manner
- Communicate often, clearly and encourage homeowner input
- Improve and or maintain property values for everyone within the community

Guiding Principles / Strategies

- Professionalism, Integrity, & Positivity
- Results focused
- Improved communications
 - More frequent POA meetings
 - More accessible POA meetings
 - Updated & more user friendly POA Website
 - Informative Newsletters
- Pursue initiatives that benefit the majority of residents (part-time & permanent)
- Improved opportunities to seek community input
- Accurate and timely financial budgeting & reporting
- Develop a trusting relationship with the IWGC new owners
- Apply CCRs in a reasonable and consistent manner
- DRC is focused on supporting homeowners during homeowner build process
- Encourage residents to get engaged in committees to help move us forward

POA Board Priorities 2022

1. Continue POA landscape & infrastructure renewal
2. DRC – Continue to focus on supporting residents who are building
3. IWGC Collaboration
 - Continue developing a mutually beneficial trusting relationship
 - Liquor License Sale
 - Road Use (Arnold Palmer) Licensing
 - POA maintenance contribution
4. Security performance evaluation & service enhancements
5. Evaluate lawsuit debt payoff term and potential to pay off early / reduce POA dues
6. Seek further homeowner input from Homeowner comprehensive survey
7. 2023 – CCR's Revision
8. 2023 – Contract Reviews

FAQ's

- Housing values have increased substantially in Havasu inside and outside of the Refuge gates. Why does it matter to the value of Refuge homes if the course is green and maintained? POA Response: We believe yes it does as has been supported by knowledgeable experts locally and nationally. This is no different than if two houses next door are identical, but one is well maintained and one is not. The one maintained will increase more in an up market and will decrease less in a down market.
- Why do we keep having to invest so much in landscaping common area and roadway projects etc.? POA Response: During most of the years through the lawsuit, very little investment could be afforded by the POA. In 2018, based on homeowner feedback, the Landscape Committee (now LRCC) was established with mission to prioritize and expedite the revitalization of our Landscape and Common areas as a 5 year plan. We are in year 4.

FAQ's

- Why are we providing contribution to IWGC for golf course maintenance?
POA Response:
 - Supports resident majority feedback that a successful club, thriving golf course are critical to our community
 - Demonstrates appreciation of IWGC commitment of \$12-18M Capital investment
 - Demonstrates POA commitment towards a successful club
 - Many integrated golf course and homeowner communities require a monthly \$ contribution
 - Provides incentive for IWGC to not take the club exclusively private
- Does road use license violate the terms of the lawsuit ? POA Response: No, per legal advice
- Has the POA Board negotiated any IWGC membership dues or fees? POA Response: No Currently there are no Dues / Fees

FAQ's

- I am not a golfer, and I don't plan to use the IWGC facilities. How do I personally benefit from collaborating with the IWGC. POA Response: Whether you golf or don't golf, we all live in a Golf Course Community. Even though the POA does not own the IWGCC, we are intertwined, and the success of the golf course will help drive pride/desirability in our neighborhood. IWGC is working diligently to make this a premier course and that will attract more visitors and more interest in our neighborhood, which will also keep our property values higher.

FAQ's

- Do other golf course POA's contribute \$'s towards golf course maintenance?
POA Response:

- The Springs in Coachella Valley – assessed a one time \$5000 to each homeowner towards the golf course. Over \$4M total.
- Stone Eagle in Palm Desert – HOA Dues are \$460 per month which portion goes to the golf course for mtce.
- Laughlin Ranch \$473 per month (Golf Course Contribution TBA)
- \$30-\$100 per month is not uncommon
- As a reminder, current Refuge POA dues are \$163 per month.
- \$15 per month towards golf course maintenance will come out of existing dues.

FAQ's

- I would like to influence our progress in our community. How can I best do that? POA Response: We encourage you to volunteer for one of the many committees. (i.e. Finance, LRCC, DRC, Security, etc.) and of course everyone is encouraged to run for open board seats at election time.
- Help be a part of moving our community forward!

REMINDER

POA Monthly Meeting
Wed Sept 21st 4-5pm
Venue: TBA