

**WILD WINGS COUNTY SERVICE AREA
MEASURE O**

**SPECIAL TAX TO SUPPORT ACQUISITION, MAINTENANCE,
AND OPERATION OF THE WILD WINGS GOLF COURSE BY THE
WILD WINGS COUNTY SERVICE AREA.**

To acquire, maintain, operate, and improve the Wild Wings Golf Course, shall the Wild Wings County Service Area levy a special tax not to exceed (a) \$900.00 on each residential parcel from the certification of this election and CSA acquisition of the golf course, whichever is later, through June 30, 2009; and (b) \$1,700.00 annually on each residential parcel, effective July 1, 2009, subject to cost of living adjustments not to exceed four percent annually thereafter?

YES NO

**IMPARTIAL ANALYSIS BY
YOLO COUNTY COUNSEL**

**WILD WINGS COUNTY SERVICE AREA
SPECIAL TAX PROPOSAL
MEASURE O**

This Measure, if approved by the voters, would authorize the Wild Wings County Service Area (the "CSA") to levy a special tax to support its acquisition of ownership and control of the Wild Wings Golf Course (the "Golf Course"). In addition to the 90 acres of land on which the Golf Course is located, the CSA would also acquire all improvements, inventory, furniture, fixtures, and equipment associated with the Golf Course.

Presently, the Golf Course is owned and operated by a private company, Wild Wings, LLC. Wild Wings, LLC has offered to donate the Golf Course to the CSA. As a condition of accepting the donation, however, the CSA will assume all outstanding debts and liabilities of the company with respect to the Golf Course. This will include an assumption of outstanding property taxes and CSA water and sewer fees owed by Wild Wings, LLC, on the date that donation becomes final.

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IMPARTIAL ANALYSIS BY YOLO COUNTY COUNSEL (CONT'D)

If the special tax is approved and the CSA obtains ownership and control of the Golf Course, these liabilities would be paid with part of the special tax revenues. In addition, special tax revenues may also be applied toward other customary and reasonable expenses associated with operating, maintaining, and improving the Golf Course. The special tax revenues would be expended solely for these purposes:

The precise amount of the special tax may vary from year to year, depending on the amount of revenues received from Golf Course operations (e.g., greens fees, food and beverage sales, etc.). In no event, however, will the amount of the special tax exceed:

- (a) \$900.00 on each residential parcel from the date the election results are certified or the CSA acquires the golf course, whichever is later, through June 30, 2009; and
- (b) \$1,700 annually thereafter on each residential parcel, effective July 1, 2009, subject to cost of living adjustments not to exceed four percent in any year thereafter.

Because Measure O proposes a special tax, it will be approved only if it receives a "Yes" vote from two-thirds (or more) of the qualified electors voting on the Measure. If two-thirds of the qualified electors voting on the Measure do not vote for approval, the Measure will fail, the special tax will not be levied, and the CSA will not complete its acquisition of the Golf Course.

The electors who will be entitled to vote on the Measure will be all qualified electors residing within the boundaries of the CSA. This proposed special tax has no effect on existing law.

This analysis of the special tax proposed by the Wild Wings County Service Area (the "CSA") is prepared and submitted in accordance with Elections Code Section 9160.

Dated: January 26, 2009

S/ Philip J. Pogledich
Senior Deputy County Counsel

Rebuttal to Argument in Favor of Measure O

As homeowners, we share the dream of living in a wonderful community. The reality is that despite Brandenburg Properties' experience in developing other successful golf clubs and the strong desire to *have* a golf course, it still failed as a business.

Measure O provides a revenue stream from the homeowners to support the operation of this unprofitable golf course. Unfortunately Measure O also provides the opportunity to pay even higher fees to subsidize golf course operations should the course suffer greater losses. Moreover, Measure O hopes to make the golf course a profitable business in 5 years; with no guarantee this will happen in 5 years or ever. Installing capital improvements to generate additional revenue to make the course a profitable operation is misguided in the best of economic times, and certainly unrealistic in current tough economic times. As of now, Measure O provides a plan for the homeowners to acquire the golf course but golfing privileges, if any, have not been defined.

Our dream to live in a wonderful community and home can remain alive even if we are living beside beautiful open green space or a privately operated golf course. More research needs to be done to address other possibilities. As much as we enjoy having the golf course as a neighbor, having an economic albatross consuming our hard earned tax dollars limits our individual choices for both recreation and disposable income.

Robert A. Novotny
s/ Robert A Novotny
Wild Wings Resident

Gregory E. Tolla
s/Gregory E. Tolla
Wild Wings Resident

John Uhlig
s/ John Uhlig
Wild Wings Resident

Brian Eversole
s/ Brian Eversole
Wild Wings Resident

Pam Kazmierczak
s/Pam Kazmierczak
Wild Wings Resident

Rebuttal to Argument Against Measure O

No one should vote on Measure O until they consider the following facts:

- Measure O places a maximum increase of \$1,700 annually per home. This amount will be less pending negotiations with bidding operators of the golf course. At this point the CSA has decided to keep the property as a golf course, which will be an increasing revenue stream rather than expense only function such as a park. Voting yes on Measure O is the only chance for homeowners to have a voice in the acquisition and use of this property.
- If Measure O fails, the CSA can not accept the golf course property donation and the property will be abandoned. This fact is in writing from Wild Wings LLC. This is the last chance that homeowners have in the decision to own this \$3.5 million property through our CSA; this property and any earnings are yours and not the County's.
- The land maintained through Proposition 218 is approximately 30 of the 90 acres meandering through Wild Wings home development. The remaining 60 acres will be neglected if Measure O fails.
- Property values in a golf course development command a higher price. The appearance of the entrance into the development affects all home values. Without a golf course, more homes will be for sale with little market interest for a stagnant community.

Take this opportunity to vote yes on Measure O and restore value to your home and your community.

Wild Wings Community Supporters of Measure O

Phillip Beck
S/Phillip Beck

Niraj Raj
S/Niraj Raj

Pat Davis
S/Pat Davis

Cathey B. Wolpert
s/Cathey B. Wolpert

Debora Prokop
s/Debora Prokop

Argument In Favor

MEASURE O

We, the residents of Wild Wings, have an exclusive opportunity to control our destiny.

Today, we are at a crossroad; should we protect what we now call home or step aside and let others control our fate?

Measure O is a plan to acquire and control the future of the Golf Course and its' land. It is designed with oversight and accountability as a priority and creates the building block for adding other services benefiting the community at large.

Last December residence supported the passage of Proposition 218 to reconcile the inequities of our water rate structure by agreeing to an \$83 per month increase. Measure O replaces Proposition 218 with an additional \$59 per month over 5 years to acquire the course and protect the character of our community.

Most households could fund Measure O from the money they saved from recent property tax reductions and still have a net savings.

Living in Wild Wings we are blessed with beautiful views, inspiring sunrise and sunsets and a diversity of plants and wildlife that enrich our lives. As of January the golf course has closed. Already, appraisers are devaluing property values further because of it.

Without the passage of Measure O we face permanent closure; further decline in property values and the uncertainty that comes with waiting for someone else will fix our problem.

One often experiences a sense of relief upon returning home to Wild Wings. Making that final turn off a busy highway into a serene setting of ponds, green fairways and tree lined streetscapes. It would be a shame if, on the other hand, our view was of dead weeds, a littered parking lot, deteriorating club house and more for-sale signs.

Join your neighbors in taking control.

VOTE YES on MEASURE O.

Respectfully,

Your neighbors

Lance Kolesar
s/ Lance Kolesar

Don Baines
s/ Don Baines

Neal Rotteveel
s/ Neal Rotteveel

Kevin English
s/ Kevin English

Robyn Drivon
s/ Robyn Drivon

Argument Against

MEASURE O

In the tradition of transparency, we are residents of Wild Wings who oppose Measure O for the following reasons:

- It forces us to subsidize a golf course that has lost money since it opened. Recently passed Proposition 218 increases our annual water and sewer bill from \$1,400 to \$2,500. Measure O will increase the annual bill from \$2,500 up to \$3,100 per year with a cost of living adjustment of up to 4% per year. Proponents of Measure O state that over time the golf course will make money and supplement the CSA's budget. This is an unsubstantiated guess with no documented business plan. Even in the best of times, golf courses are a risky investment. We are currently experiencing one of the worst economic down turns since the Great Depression.
- Addressing the concerns of neighbors who worry about dispersal of treated waste water, Proposition 218 provides the CSA with necessary funding to continue to operate and disperse water from our treatment facility and maintain the land as open space.
- Proponents of the golf course tell us that our property values will fall if the course closes. Property values declined significantly prior to the announcement of possible closure of the golf course.
- As neighbors, we want to live in a congenial community that draws others to want to live here, increasing property values. Measure O limits us to just one option; a golf course. Let's defeat Measure O and together as neighbors, consider all options with transparency and civility to create the best solution for our community.

Robert A. Novotny
s/ Robert A Novotny
Wild Wings Resident

Gregory E. Tolla
s/Gregory E. Tolla
Wild Wings Resident

John Uhlig
s/ John Uhlig
Wild Wings Resident

Brian Eversole
s/ Brian Eversole
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Pam Kazmierczak
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