To: Dr. Wendy Hultsman <whultsman@asu.edu> ~ Date: January 23, 2019

Dear Dr. Wendy ...

You have an opportunity to intercept and remedy what seems to be a grievous injustice being perpetrated upon a mostly stifled if not silenced and seriously unrepresented majority of residents of Fountain of the Sun, many of whom you will likely not hear from in your survey.

There are many concerns and questions that many FOS residents have expressed and would like to have had included on your survey; although some board members would probably not want to have included on the survey. And they probably would not like to see the answers and responses counted or included accurately in your summation report.

The sad and harsh reality is that there is are people who seem to be trying to orchestrate an expensive transformation of FOS that would surely force out a significant number of limited income widows and many older and more modest-means current residents.

Following are just a few examples of questions that many FOS residents have discussed privately and commented in email messages. Too often when a few have dared to try to speak up in "open" board meetings, they have been shut down, intimidated, prevented from speaking, and, in effect, basically just told to just shut up and sit down.

Messages have been posted on the Fountain of the Sun website, then quickly vanished, apparently because someone decided that those messages were not consistent with a special interest agenda.

Below are just a few excerpts of comments copied from recent email messages shared through Google Groups and other private email exchanges.

Following these excerpts is a series of questions that various people have suggested could have been and should have been included on your survey.

**Paul:** The first responsibility of the board of directors should be to look out for the best interests of the majority of residents who live here today; not to be trying to turn Fountain of the Sun into another Leisure World with $480 per month dues in order to attract a wealthier crowd of future residents and push out the middle class folks who are our current residents.

**Denise:** One reason we moved to this community was reasonable dues. What I do not think people realize is there are a select few who have purchased in here recently that seemed bound and determined to make this a vacation resort community which it is not. They liked the reasonable real estate values hence why they bought here. Fountain of the Sun is an adult retirement community. If they wanted the amenities of a vacation resort community they should have moved there instead of trying to make our nice retirement community into something it is not meant to be.
Ralph: I am sincerely concerned about the direction some in the community are attempting to take all of us. Over the years, while attending various FOSCA meetings, I have personally witnessed what seems to be a narrow ideology of most of the current and past board members. We all moved here originally accepting and appreciating what was already here. It is not fair that anyone should move here and expect to change things to suite their own lifestyle, even if well intentioned. There must be a balance considering all residents, and realize that living here can and must work for the entire community, rather than any special interest ideology. Changes must not be pursued from behind closed doors. It seems that board members are focused on their own special interests; and as proposed, it would mean borrowing and spending a lot of money to change FOS into a fancier community to try to increase home values. When I bought-in here, the amenities were just a small part of the attraction. The over-all composition had more to do with it. More amenities might be good, but not at increased costs to everyone.

Nelson: I am most distressed that the current board will not let people speak at the meetings. I am angry that the board threw out one candidate's application to run for the board. I am distressed that the board is spending a lot of money on high priced lawyers to shut down any opposition to their crazy plans. We need more people on the board to keep common sense alive here. I am totally opposed to the insane idea of tearing down the administration building and community center and borrowing $25 million dollars to finance this project.

Marilyn: We chose FOS because of the amenities and reasonable HOA dues. I wrote to the board in 2017 after hearing about disturbing changes that were being proposed. I took copies of the letter to the finance committee board meeting. It was not received well.

Susan: No, I do not support an automatic 10% annual increase. If a project is considered it should be discussed with the community.

Andy: I feel 10% is too high. The majority of us are on fixed incomes and the cost of everything keeps going up, however, our social security does not.

Al: I do not support a 10% increase. There are plenty of economies of scale to realize once the merger is completed. It may take a new FOSA manager to make this community great again.

Beverly: I do not support a 10% increase to the assessment. The board needs to watch the budget and not just give carte blanche to the manager to spend spend spend. And board as whole needs to watch the purse strings as if they were paying for it out of their own pocket-because in a sense you are. Things over the years would not have gotten voted in had it gone to a community vote. The amount of money spent without direction from the board is ridiculous. It needs to be lowered back down. We can't just spend our money for a few people living in the park. Instead of doing what's right for the whole community. This board has gone nuts!

Ruth: We do not support a 10% increase in annual fees.

Larry: We are against the 10% raise in dues as well as this merger. The merger gives way to much power to the board. They have pushed this merger through even though the condos voted against it. It was supposed to be null and void if there was not a 100% approval. We need board members who will fight for the full time home owners.
Sharon: This is the first I’ve heard about a 10% increase, and, no, I am not happy about it. However, I guess we knew that with the current Board, there will always be a maximum allowed increase. The term budget has a different meaning for the board.

Phyllis: I object to any increase in our dues. After all, we are seniors and we do not have the opportunity to make more money. Doctor bills, food, and property taxes are enough to handle.

Patty: I am totally against the 10% increase, being single, retired, fixed income, cost of living going up yearly, medications, insurance etc. The majority voted against the merger. Then October see it is moving forward. Just shows you who is in control of our lives in FOS, the board.

Don(1): I think the board is doing fine; however, I am disappointed with talk of a 10% increase. I thought that the merger would lower operating costs. I would expect dues to rise at the inflation rate 2.5 to 3% per year. I am disappointed at 10% increase. I think 3% a year covers inflation. And our operating costs should be going down, not up. Our budgets and the repair, maintenance, and replacement costs looked like they were well covered with good management and policies from past and present boards. Once the merger is completed and budget realigned, we should easily live within our current HOA assessments as long as they are adjusted to keep up with inflation. Capitol costs should have to be approved by everyone as a separate issue.

Pat: I am not in favor of a 10% increase. We need to attend the meetings and not rely on gossip.

Don(2): For 2018 FOS dues I paid $789 for the year. A 10% increase [every year would grow like this]: $868, $955, $1051, $1156, $1272, $1399, $1513, $1664. That is close doubling the dues in eight years. And there could be a special assessment lurking on the horizon.

Stan: I feel the FOS 2018 master plan is way over the moon, cost wise. When many of us bought our homes here, we knew what was available for our use. Our assessments keep rising, but our retirement checks do not. With all the other costs of living going up, we sort hope we can keep our old life style. Some people want everything in the world, and many are spending more than they ever had, looking for others to pay for their fun. Since FOS was created, there have been many mistakes made. Like having a fund created to replace or update current buildings and other things like the pool, exercise equipment, and updating the kitchen area. If you bought a home next to a water retention area for the extra space between you and your neighbors, would you want someone coming in and adding the noise of games and traffic in that area? Most of us want things kept like it was when [we] bought our homes! Yes, there isn’t a tennis court. We knew that when we bought our homes. If we wanted a tennis court, buy somewhere where they already had one. A lot of the year it is too hot to play tennis and it is not cost effective to have it where something else might better fit. There are people living in FOS that are behind on assessments. How can we make it still be the community that we bought into years ago? Not to make later buyers feel you need all the things the world has for your enjoyment. I’ve been here in FOS for 26 years and hope to live my life out in this great place. When we brought our home 26 years ago, we looked at the cost of security and it was about $25.00 a month.

Cathy: It is frightening how much power associations have! I contacted an attorney that specializes in association law to get info about the legality of what the board is trying to do.
Daniel: I certainly I agree with the Keep FOS Affordable objectives. I haven't participated in meetings because of all the stupid politics. It sure does look like a small group of people want to always bypass the majority to get anything they want ... not a democratic way to handle ideas for future objectives. What a shame. Fairness not a priority.

Pat: Notices have been posted pushing people to agree with signing new FOSA CC&R’s. People should ask for the actual form rather than signing any other consent document. The actual form allows residents to indicate "yes" or "no." That may not be an option on the document that residents are asked to sign. If enough residents choose to respond "no" then the process may be delayed a little while longer.

Ervin: There are a lot of Fountain of the Sun residents that have no idea what is going on. It is time the residents became involved.

Jim: Watch out for the snakes. They are everywhere. Don't trust anyone. A lot of backstabber here. 20 year resident.

Joyce: Very strong concerns about FOS. Who elected this transition team? The board treated a previous board member who was kicked off horribly.

Warren: I believe the candidate who was disqualified was not fairly handled and should have been included in the list of candidates.

David: I sent an email to the board asking them to reconsider the board candidate application that they disqualified.

Alan: The candidate who was disqualified should not have been.

Rita: All residents should all be given a chance to view and decide on all willing and qualified candidates, not have any disqualified.

Suggested Survey Questions:

#1 Do you agree or disagree with the decision that only the Fountain of the Sun board of directors, staff members employed by the board of directors, and a few carefully selected individuals "hand-picked" by the board of directors ... and not any resident/members of the Fountain of the Sun community at large were invited and allowed to participate in formulating the questions for the FOS community survey?

#2 Do you agree or disagree with the decision made by the BOD (Board Of Directors) appointed (not elected) nominating committee chairman to arbitrarily disqualify a resident/member of the Fountain of the Sun community from being allowed to be on the ballot for the FOSA board of directors, after that nominating committee chairman had stated: "No candidate will be pre-judged and no candidate will be disqualified."
#3 Do you agree or disagree that, to be consistent with paragraph 7.2.1 of the FOS by-laws, any resident/member of the FOS who applies to be on the ballot for the FOS board of directors should be allowed to have his or her name appear on the ballot without the FOSA board of directors or any person appointed by the board of directors having discretion and authority to arbitrarily disqualify any resident/member in good standing and not delinquent in paying FOS dues or assessments?

#4 Do you agree or disagree with the decision made by the BOD to silence and coerce to not be allowed to speak, any member of the audience during the "public forum" portion of any board meeting?

#5 Do you agree or disagree with the decision made by the BOD to preempt members of the audience at a board meeting from being allowed to speak by claiming that a subject that the resident/member wishes to speak about concerning himself or herself is a "privacy matter" and thus is disallowed from being raised or discussed in the board meeting?

#6 Do you agree or disagree with a recent procedure imposed by the board appointed "community manager" that requires members of the audience at a board meeting to submit a written request to speak including his or her name and address, the name of the board member to whom a question is to be asked, and a description of the question that the resident/member wants to ask, before being allowed to speak during the "public forum" portion of the board meeting?

#7 Do you agree or disagree that the board of director's first priority should be to keep Fountain of the Sun as affordable as possible for all current residents of the community?

#8 Do you agree or disagree with the masterplan that has been proposed and presented on the Fountain of the Sun website that projects a total estimated cost of $25 million dollars?

#9 Do you agree or disagree with the proposed masterplan financing options as published on the Fountain of the Sun website (panel 40 of 45) including: 1) Long term debt - bank financing vs bonds, 2) impact fees, 3) special assessments, 4) increases to HOA fees?

#10 Would you agree or disagree with Fountain of the Sun borrowing $25 million dollars, knowing that to borrow $25 million would require pay back $42 million and that would put 2,400 FOS resident/owners in debt by an amount more than double current annual assessments?

#11 Do you agree or disagree with the board of directors most recent two years assessment increases of 9.97% and 10% respectively?

#12 Do you agree or disagree with the 2018 masterplan presentation argument that Fountain of the Sun residents should embrace a "socialist" perspective that all resident/members of the community should pay for many new enhanced amenities in order to "plant trees for future generations to enjoy" and to increase the ability of Fountain of the Sun to attract new and younger residents to move into this community?

#13 Do you agree or disagree with the sentiment expressed by some Fountain of the Sun resident/members who say that they chose Fountain of the Sun because of the current configuration of the community, and they would prefer to keep Fountain of the Sun the way it is rather than to embark upon expensive major changes that would significantly increase the costs to live in this community?
#14 Do you agree or disagree with the masterplan as presented on the Fountain of the Sun website that would likely increase HOA Fees and special assessments with long term debt imposed on Fountain of the Sun residents. Source: www.fos-az.com/master-plan-presentation/

Phase 1 Build new amenities in East and West water retention basins
Phase 2 Build new Lakeside bldg ~ tear down admin bldg, shuffle board, horseshoe pits
Phase 3 Build new Southern entrance at RV storage facility
Phase 4 Purchase FOS Country Club and/or Sun Villa Apartments
Phase 5 Build new 80th Street entrance
Phase 6 Build new Activity Center at Country Club or Sun Villa Site
Phase 7 Tear down existing Activity Center and build new pool complex

Budget Estimates for water retention basins ~ Check: I agree: -or- I do not agree:
- Bocce Ball Court $25,000 ☐ ☐
- Croquet Facility $15,000 ☐ ☐
- Horseshoe Facility $10,000 ☐ ☐
- Shuffle Board Complex $50,000 ☐ ☐
- Small Dog Park $5,000 ☐ ☐
- Picnic Pavilion $15,000 ☐ ☐
- Ping Pong Facility $5,000 ☐ ☐
- Restrooms/Storage $125,000 ☐ ☐
- Parking Lot $25,000 ☐ ☐
- Landscape Allowance $10,000 ☐ ☐
- Design Fees/Contingency $25,000 ☐ ☐
- 4 Pickleball Courts $110,000 ☐ ☐
- 2 Tennis Courts $220,000 ☐ ☐
- Batting Cage $10,000 ☐ ☐
- Walkways & Bleachers $15,000 ☐ ☐
- Walking Path $15,000 ☐ ☐
- Large Dog Park $5,000 ☐ ☐
- Restrooms/Clubhouse $150,000 ☐ ☐
- Parking Lot/Road $35,000 ☐ ☐
- Landscaping $15,000 ☐ ☐
- Design Fees/Contingency $50,000 ☐ ☐
- Sub-Total $935,000 ☐ ☐

Estimates for major construction projects:
- Lakeside Building $10,500,000 ☐ ☐
- Golf Course Purchase $2,250,000 ☐ ☐
- Sun Villa Demolition $4,000,000 ☐ ☐
- New Southern Entrance $750,000 ☐ ☐
- New 80th St Entrance $1,000,000 ☐ ☐
- New Activity Center $5,750,000 ☐ ☐
- New Pool Complex $750,000 ☐ ☐
- Total estimated cost: $25,935,000 ☐ ☐