

Dear Homeowners of Turtle Creek, Magnolia, Brighton Point, and other Neighbors;

We wanted to update all of you on the latest information on the three developments surrounding our neighborhood, The Flavin Tract, The Jewel, and The Fairways at Turtle Creek.

The Flavin Tract is delayed in Planning and Zoning without a date to when it will return on the agenda. The Jewel development was approved by Planning and Zoning also without a date when the Final plat approval will be heard at the City Council.

The Fairways at Turtle Creek, which is located at the Falls Recreational Complex, was rejected by the Planning and Zoning commission on July 18th by a vote of 11 no votes to 1 yes vote. The application moved forward to the City council for a Public hearing and approval. The application was postponed on August 1st and then withdrawn from consideration on August 8th.

Ed Shultz, the Owner of The Falls Golf course, has told everyone that the financial viability of the Golf course is unsustainable without the Falls Recreational Center being transformed into a high density multi-family rental complex. The Property Watch Committee assessment is that the financial state of the golf course and the proposed Rental Community are two separate issues. We believe there is no legal bind between the two businesses and the expenses associated with keeping a multi-family apartment complex maintained at a high level will be substantial. Raising enough profit to be used to ensure the viability of the Falls Golf Course, along with rental community unknowns, and profit for the owners brings questions and uncertainty. We have not received any financial information from Ed Shultz to show the insolvency of the Golf Course. We can only assume the golf course is financially stable from what we see, which is a golf course that has continuous play and many tournaments.

The Public Hearing scheduled for August 22 at City Hall for The Falls at Turtle Creek, should be canceled. The application request which was submitted should be removed from consideration. However, the developers have stated they will be submitting another plan soon. Since this item will be on the agenda and potentially to be removed, if you would like to speak under citizens comments at the beginning of the meeting to express your viewpoint on this matter you have an opportunity to do so. **The O'Fallon City Council meeting is August 22nd at 7:30 pm, 100 North Main.** Your voice to speak your concerns as homeowners is encouraged if you believe upcoming decisions made by your elected officials affect your property value.

Sincerely,

The Property Watch Committee

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