

February 3, 2017

TO: White Bluff Property Owners
FROM: Your Board of Directors
Leonard Critcher, President
RE: Mike Ward's Correspondence

Those of you who know me well realize it's difficult to ignore the punctuation, grammatical, and spelling errors in this correspondence. It was obviously written emotionally and without regard (once again) to the facts.

"It is time for real leadership at White Bluff."

Really? Ask yourself a simple question- Under whose leadership did our resort deteriorate to its present condition? Answer? Mike Ward.

"White Bluff can be a wonderful place again (sic) but that will not happen with our existing "do nothing" Board."

Yes, White Bluff can indeed be a wonderful place again. It must be asked once again- Under whose leadership did our resort deteriorate to its present condition? Answer- Mike Ward.

"Do nothing" Board- Really? Ask yourself another simple question- Who has done virtually nothing at White Bluff for 20+ years except sell lots, the result of which is a quagmire of assets that suffer from gross, deferred maintenance- Mike Ward.

"If you are a lot owner, this Board is sending you the bill for its friends and neighbors that live at White Bluff."

This statement is inflammatory and deceitful and insinuates that there is some POA Board conspiracy to vicariously reward homeowners to the detriment of lot owners. A purely emotional, irrational assertion that is totally unfounded by facts.

"Lot owner's (sic) fees are too high while homeowner fees need to increase."

First Question- Under whose charge were homeowner and lot owner fees the SAME for years and years and years? Answer- Mike Ward

Second Question- Under whose charge were homeowner fees RAISED well above those of lot owners? Well, it wasn't Mike Ward. It was the POA.

"Isn't it time for those who live here and enjoy the amenities day in and day out to be held more accountable?"

Accountable? Really? Accountable for what? Simple question, once again- Whom should be held ACCOUNTABLE for all of the deferred maintenance permeating the resort? Answer- Mike Ward.

"The Board offered \$6.5 million, plus interest, to purchase the assets that Double Diamond is now giving to the members..."

Yes, the POA did offer to purchase the assets. Mike Ward totally agreed to the terms and asked for the contract to be drafted. Then Mike Ward refused to sign the contract after agreeing totally to its provisions.

“Giving” it? Really? One of the few things we do know is that YOU will be paying almost \$4,000,000 to Double Diamond in management fees over a 12-year period.

We also know that Double Diamond will have COMPLETE and TOTAL control for a full 12 years- NO decision-making ability by you or any property owner.

We also know that Double Diamond can raise dues UNILATERALLY.

We also know that Double Diamond has NO authority to determine POA maintenance fees; therefore, their “projections” are totally incorrect

We also know that Double Diamond can ASSESS all property owners for any and all improvements, maintenance or construction at White Bluff. These assessments will be paid by ALL property owners- with NO INPUT.

“Do not be tricked by the Boards (sic) long (sic) drawn out (sic) misrepresentation.”

Do not be tricked by Mike Ward’s constant barrage of misrepresentations, funded by his corporations under the guise of giving away assets to you.

Ask yourself the simple question- Why would Mike Ward “give away” deteriorated assets and spend thousands upon thousands of dollars to pay for phone banks, mailings, email communications and the salaries of countless Double Diamond employees to solicit your support?

And, why if this were such a good deal did he have to omit vital details while hiring one of the best-known Public Relations firms in Dallas to sell his deal to you?

We think you know the answers.

Support reality. Go to the White Bluff Property Owners Association below. Just click on the “[Official Proxy Form](#)” link, download the form, then return it following the instructions at the bottom of the form.

www.whitebluffpoa.com