

May 8, 2017

TO: White Bluff Property Owners  
FROM: YOUR Board of Directors  
Leonard Critcher, President  
John Bass, Vice President  
Jim Fletcher, Secretary  
Terry Newman  
Ron Roberts  
Wayne Findley  
RE: The Facts for Lot Owners

Mike Ward's Proxy strategy has been simple. *"Go after the property owners who own lots, promise them a reduction in fees, and they will grant him their Proxy."*

*"Tie it in with socking it to homeowners, and lot owners will give him their Proxy."*

As we enter the last day for Proxies to be submitted, here is **The Truth. Mike Ward cannot set Maintenance Fees.**

**Period. Final. That's it. No further discussion. The governing documents, that HE wrote, dictate otherwise.**

**The WBPOA Board of Directors sets Maintenance Fees, and Mike Ward can promise the moon, but the spaceship that will try to take you there will crash and burn.**

Mike has pulled every scam and ploy to procure Proxies. He's offered to buy lots in exchange for proxies. He's offered to pay past-due delinquencies in exchange for Proxies. In both cases his minions stipulate that the Proxy must be granted in advance, and the "closing" will not be until after the Annual Meeting on the 20<sup>th</sup>.

**If Mike Ward gets control, he will try to do the same thing he is trying to do at his development at The Cliffs at Possum Kingdom.**

**Run-down facilities (just like White Bluff) that need total refurbishing. He is pushing to get PROPERTY OWNERS to "pony up" with \$2,000,000 in ASSESSMENTS and pay him a \$500,000 "Hospitality Fee" per year for 12 years!**

**A Hospitality Fee? Really???** He wants property owners to pay him \$6,000,000 just for the right to access his amenities!!!

**OK, property owners- It's Showtime! Your team has the ball, and it's "first and goal." If you have granted Mike Ward/Double Diamond your Proxy, YOU CAN STILL CHANGE THAT DECISION!**

**You do NOT need to do anything but go to [www.whitebluffpoa.com](http://www.whitebluffpoa.com).**

**Click on the Proxy link.**

**Download the Proxy.**

**Print it off.**

**Fill it out.**

**Take a picture of it with your cell phone.**

**Email it to the WBPOA or any of the following POA**

**Directors:**

**[leonard@critcher.com](mailto:leonard@critcher.com)**

**[johnbass1@windstream.net](mailto:johnbass1@windstream.net)**

**[fletcher73@windstream.net](mailto:fletcher73@windstream.net)**

**The Proxy with the latter date is the one that is VALID!  
You can "send a message" to Mike Ward/Double Diamond (or, even Clark Willingham) NOW.**

**Do what's right for yourself and all the others who have been duped by MW/DD!**

