

July 17, 2017

TO: White Bluff Property Owners  
FROM: Your Board of Directors  
Leonard Critcher, President  
RE: Rustic Pool & Pavilion

The POA has informed Double Diamond that we will cease maintaining the Rustic Pool and Pavilion effective immediately. We have also removed the heaters paid for and installed by the POA as well as the furniture we purchased.

We regret being forced to take this action and have been actively seeking a solution to an ongoing issue regarding unauthorized POA maintenance and the POA being charged for property taxes on facilities it does not own. Double Diamond refused to accept the more than fair offer of compromise we offered.

Our governing documents simply do not allow us to maintain a pool we do not own. We have been trying to have DD transfer the title for years, all to no avail.

We also discovered that Double Diamond has been paying the property taxes on the Rustic Pool, Pavilion and Log Cabins and then charging the POA 47% of the taxes. This was done while DD was performing management services for the POA. When this was discovered, I immediately requested a full accounting. DD has yet to comply.

We apologize for any inconvenience this will cause our property owners; however, I trust you can see our position of doing what is right, legal and dictated by our governing documents.