

November 17, 2007

RE: Protecting Our Consolidated Plan: Opposing The Proposed Ballot Measure

Dear Sunriver Community Homeowner:

We write you today to urge you to join us in contesting the SROA Board's effort to hold an SROA membership vote by February 15, 2008, to push through a major alteration of Sunriver's existing Consolidated Plan. This alteration would remove our existing protections of Sunriver's Common Areas and Private Ways, opening them up to third party purchase and development.

Although the Board has recently sent us a "Proposed Ballot Measure", we believe that our Bylaws prevent any Measure to be put to a vote of Sunriver owners without a petition for such Measure being voted on by all the owners first.

The Board has not prepared or sent us any such petition.

We have been Sunriver homeowners for over ten years. We cherish Sunriver, its family-oriented lifestyle, and the integrity of our existing Consolidated Plan. We need your help to protect it.

The Board-proposed Measure contains three major issues, but the first is the most threatening to Sunriver's existing character.

Section A calls for the amending of Section 3.04 of Sunriver's Consolidated Plan. Amending Section 3.04 of the Plan would immediately take away our Plan's protection of our Common Areas, making it easy for big developers to expand into our current common areas. Their development could consist of not just residential, but commercial, office, and retail. Common areas include the Meadow, our parks, roadways, and pathways, as well as greenbelts throughout Sunriver.

These areas would be open to big developers, government intrusion, or a combination of the two. The same zoning that Silver Star Destinations, LLC, (Silver Star) is trying to get for its gigantic Mall expansion in the Village, A "Town Center" zoning, could be implemented to develop all of our common areas if we allow Section 3.04 to be amended.

If this Measure passes, Sunriver's character as a pristine, family oriented, spaciouly treed community, as it was conceived and executed by its original planners, will be destroyed.

The Measure is not merely a request to approve the allocation of a small amount of Common Area acreage near our owner-owned Sunriver Village: It is a vote to permanently, legally provide a way, create a wedge, for future development of any or all of our Sunriver Common Area.

The Measure description and explanation sent to us this month is labeled "PROPOSED." We believe a petition is required to hold a vote on this Measure. It should take at least a 60% vote of Sunriver owners, or more, to allow any measure concerning its Consolidated Plan to come to a vote. We believe that this Proposed Measure can and should be blocked by concerned Sunriver Property Owners.

Section B of the Board's Proposed Measure calls for approval to sell common area around the current Mall to Silver Star for "UP TO" \$2,553,780.00. The common area proposed is the only buffer zone around the Mall that prevents a Mall owner from removing all the trees and vegetation that now screen the buildings from the roads. A developer could put Mall buildings up to 45 feet in height, including parking garages, right up to the road if we approve this Measure. This is to facilitate their later purchase, subject to our approval as Sunriver property owners, of Sunriver Village Mall, a total of 28 already developed acres.

It gets worse. In the Explanation Section of the Board's Proposed Ballot Measure, we owners are told Silver Star is not required to complete the purchase of ALL the common areas identified, so the \$2.6 million is not real. Silver Star, according to the Explanation's last paragraph, "**will not be obligated to purchase any property beyond the initial purchase totaling a minimum of \$750,000.**"

Section C of the Proposed Measure requires Sunriver owners to then use this \$750,000 payment to construct a new traffic circle at Abbot and a "relocated" Beaver Drive. If Sunriver owners must use the common area sale proceeds, the \$750,000, to construct this circle, this means we are giving this common area land to Silver Star. The proposed circle is for the benefit of the developer, not for Sunriver owners. Therefore, this improvement should be funded by the developer, not the owners.

But who is expected to pay for the "relocated" Beaver Drive? Although this is also to benefit the developer, there is no arrangement for Silver Star to pay for it; so it is highly likely that we Sunriver owners will be required to fund it, also.

We strongly believe it is against the best interests of Sunriver Property Owners to give up our existing, protections and common area safeguards under our current Consolidated

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Plan to facilitate the construction of large scale commercial and residential development in our Village Mall.

If Silver Star, LLC is allowed to proceed as planned, Sunriver will be inundated with an estimated **600 new dwelling units** plus an unnamed amount of new commercial and office space in this 28 acre Village Mall. Parking lots, not true “common area” will meet the “required common area” criterion for this Mall.

We urge you to read the Board’s Proposed Ballot Measure and Explanation very carefully, then protest it.

We urge you to write the Board with your reasoned objections, and attend their November 24, 2007 Public Forum at Holy Trinity Church in Sunriver, at 1PM, and any further meetings, and state your objections to this appalling Measure.

- 1) Demand an immediate postponement of the Measure’s vote, now scheduled for February 15, 2008.
- 2) Demand that the Board and a volunteer Homeowner Committee work with Silver Star or any other developer to cut back the scale of any proposed development in the Mall, before any member votes are sought for any sale approval of SROA-owned property in Sunriver.
- 3) Demand that the Board-set “property owner statement deadline” of December 14, 2007 be extended indefinitely.
- 4) Demand that Section A be removed from any proposed Measure, and that property sales or leases continue to be conducted under EXISTING ZONING REGULATIONS for Sunriver.
- 5) Demand that no special Zoning Changes, as requested by Silver Star be approved by the Deschutes County Community Development Department. Such changes would expand the amount of commercial zoning already in place for Sunriver Village, creating a “Sunriver Town Center District.” (See November 2007 SCENE)

The nature and scope of this new District and its impact on our community has not been clearly or fully explained to Sunriver’s homeowners. We must block this until we have a reasonable time to review it. Thank you for reading this long letter, and for considering it thoughtfully. If you agree with us as to the potential damage to Sunriver if this Measure is voted in, we hope that you will join us in using every legal avenue to block it.

Best Regards,

Don and Kay Carson