

**Lewis Hendricks**  
2012 Candidate Questions and Answers

1. The current proposed road resurfacing project covers the length of Governors Drive to a point just past the Manly intersection. Are you in favor of proceeding with this project?

Yes

2. The reserve fund for this road project will, barring unforeseen circumstances, total roughly \$1.6 million in usable cash at the end of this calendar year. The payment of 2013 POA dues early next year will most likely raise that total to somewhere between \$1.9 and \$2.0 million. Bids for the project are expected to be in hand by the end of this year.

If the bids are substantially in excess of the funds available for this project, a number of possibilities have been proposed. Please indicate for each whether you would be in favor of or opposed to the idea. You are not necessarily being asked to pick only one option as your preferred choice, so you can, for example, be in favor of more than one option:

- Assessing all residents for the balance needed to complete the project.
- Borrowing money from either a bank or through a private bond issue.
- Splitting the project into two parts and undertaking the second part when sufficient funds have been accumulated.
- Delaying the entire project until enough funds are available.

I would be in favor of “Delaying the entire project until enough funds are available.” I would want the POA to be financially flexible if something unforeseen happens. I would budget to save money for a set time period and when the funds are accumulated execute the road resurfacing plan.

3. Are you in favor of continuing our annual deer culling program?

Yes. The annual deer hunt does not bother me. Honestly, I did not pay close attention to the arguments for and against the program when it was being discussed.

4. This year, we reconfigured the back gate to remove the live attendant from 10:00 PM to 6:00 AM every night. Were you in favor of, opposed to or indifferent to this change?

In favor.

5. Are you in favor of pursuing the idea of building amenities for all community residents; such a swimming pools, tennis courts, playgrounds etc.?

I am in favor of a community of our size having these amenities available to all residents. This topic is huge. All solutions I can think of would have varying degrees of disagreement among club members and non-club members.

If so, please indicate the amenities which you feel are important to pursue and, if possible, how they might be funded.

Neighborhoods in our surrounding area smaller than ours have swimming pools, tennis courts, playgrounds etc. To be competitive I think this should be a priority. I would want to see several plans on how to accomplish bringing these amenities to all residents. Then pursuing the most cost effective way. I would budget to save money for a set time period and when the funds are accumulated build the amenities.

6. The Long Range Plan Committee recently ran several focus groups involving 42 of our community residents. The summary report from that effort stated the following:

*“There was also consensus that there is “friction” between club members and non-club members that is detrimental to the overall goodwill and community spirit of Governors Club.”*

Do you agree that the described “consensus” exists throughout the community?

Yes

Do you agree that the “friction” goes both ways; both from non-club members towards club members and from club members towards non-club members?

Yes

7. The report further said the following:

*“It was strongly recommended that the POA Board develop a long term solution to the issue (the “friction”) to address the animosity that is currently festering.”*

Do you agree with that this should be a priority for the POA Board? If so, do you have any ideas you wish to offer as to how this issue could be addressed?

This should be a priority of the POA Board. My understanding of the “friction” is this:

Actual Quotes from Club members – “If they want a pool and playground they should join the Club” “Why would I be in favor of putting in another pool when I already have access to one” “Non members benefit from living in a community with a highly recognized Country Club”

Actual Quotes from Non Club members – “Communities much smaller than ours with less monthly dues have amenities such as pools and playgrounds for all residents” “I shouldn’t have to spend more money to join a Club to get amenities commonly found at other communities”

I really think both sides if being reasonable can understand why non members think there should be amenities for all residents. And, why members will push back on expenditures on amenities they won’t use. I think if both sides understand this dynamic and can see the validity in the argument a common sense solution will be much easier to achieve.

8. One more comment from that report said the following:

*“A number of residents felt that everyone should have access to the (Governors Club Country Club) pool on a fee basis. As one person said, ‘We have to be able to offer this amenity to families or we are never going to be able to market to them. This will severely affect our home values if we can only market to retirees.’ ”*

Do you agree with this sentiment and feel that the Board should pursue obtaining this benefit for all residents?

I think all residents should have amenities like swimming pools and playgrounds. Whether the Country Club would allow a fee based access program I do not know, but the question could be asked.

9. We know that our community is aging and that older residents are moving out. Some residents insist that the future of the community is critically linked to getting more young families with children to move here. Others feel that the future of the community is linked to getting couples over the age of 50 (pre-retirees and retirees) to move here. Arguments exist to support both positions. There are also arguments to support the position that both groups are equally important.

Do you lean one way or the other on this issue, and, if so, which group do you feel is more important to the future of the community?

I think the community is large enough to be attractive to all demographics and I wouldn't want to limit potential residents.

10. The POA has made efforts to market the community to local realtors, but it has not made any concerted efforts to do so outside the immediate area or on a national basis. The marketing program proposed by the Board last January (which included national marketing efforts) did not meet with the approval of the residents. Despite the results of that vote, do you feel that the POA should attempt in some way to market the community to people outside of the immediate six county area?

Yes. The power of the internet and Search Engine Optimization (SEO) would allow us to reach any geographic audience that we want. Someone in Chicago could type in a phrase as basic as "retirement golf community" in Google and the Governor's Club website could be listed. SEO can pinpoint keywords and specific zip codes anywhere in the country for not a lot of money. The possibilities in the SEO arena are endless. Again, it's not expensive!!!

11. The current Board is considering the purchase of approximately 3 acres of vacant land just outside the front gate (adjacent to the current offices of Governors Club Realty). The idea behind this is to control the use of that land because it is so close to our front gate.

Do you support the idea of purchasing of this land?

Yes, depending on how expensive.

If so, do you have any thought as to how the cost would be handled? (For example, assessments, borrowing, delaying other expenditures?)

Financial flexibility for the POA is key for me. But, I also understand the landowner will not wait around for us to accumulate funds. If it is a piece of land that can be utilized in the future I would look for the most cost effective way of purchasing it. But, not in the form of an assessment.

If so, do you have any thoughts on the long term strategy for this land or how the land should be used.

Could be a site for amenities.

12. Running a community association is, in many respects, a balancing act between spending the money necessary to preserve and enhance overall property values within the community and maintaining a reasonable level of dues (or, put another way, not raising dues or initiating assessments). On one side would be those who say it is far more important to keep the level of dues down than to worry about the physical condition of the community and its infrastructure. On the other side would be those who say that the condition of the community and its infrastructure (and resulting property values) are far more important than worrying about increases in dues. It's probably fair to say that most people are somewhere in between these two possibly extreme positions.

Can you indicate toward which side of this balance you might lean?

It's an interesting dynamic. To be competitive in the market place you need to both keep dues low and spend money to preserve and enhance the community. I think both are equally as important. I think both are also, equally achievable. Smart budgeting and prioritizing would allow the community to achieve both. That's why I'm in favor of the operating budget to be focused on the community's core priorities and saving funds for things above and beyond.