



**Our Community, Our Future.
*Let's Rock The Vote!***



*For additional information, and latest updates
please visit our community website:
rockspringsridge.org*

Questions and Answers

Inside is a list of questions and answers
to help provide greater clarity.

What is the “Our Community, Our Future” initiative?

This initiative includes the sale by the RSR HOA of the 51-acre outparcel on Kelly Park Road for \$5.5 million, with the simultaneous purchase of the 320 acres golf course property for \$2.5 million. The golf course would then be re-imagined as community green space/parkland with approximately 10-15 miles of walking/biking trails, a pavilion for social activities and events, and a driving range, and other social activities as desired to serve resident interest.

Why would this be beneficial for the community? Is this a good deal?

The golf course has been closed since 2014 and is no longer a useable asset to RSR. By purchasing the golf course, the community will take charge of our own future with regard to this property and ensure it will be prohibited from being developed into additional residential homes.

The RSR HOA will pay an estimated \$7,800/acre to acquire the golf lands (\$2.5 million/320 acres). The RSR HOA will receive \$108,000.00/acre for selling the Kelly Park Road outparcel (\$5.5 million/51 acres). The golf course property also will provide rental income from The Tavern of more than \$100,000 per year, plus a portion of restaurant profits.

What is the impact on the homeowners who back up to the 51 acres to be sold?

Those 12 homes who choose to accept will receive an additional 200 feet of property that will roughly double the size of each lot and provide both visual and audible isolation from any proposed development to the north. Any owners who do not wish to own the additional 200 feet of land may decline; the HOA will then own the land and maintain it. Those of the 12 homeowners who accept the additional land will also receive a \$2,500 landscaping stipend. Finally, a masonry wall will be built along the new northern boundary of those lots by the new owner as an additional buffer after the sale is completed. The current view for the 12 homes will not change and the home values will increase with the larger lot size.

What is the impact on homeowners who live on the former golf course?

The golf course will become well-maintained green space with trees trimmed for passive recreational uses and gatherings, including walking trails created by connecting cart paths. There will be no residential development on the property.

What is the impact on homeowners who don't back up to the 51 acres and are not located on the golf course?

Vibrant, well-maintained green space with properly cared for trees, walking trails and other amenities will improve property values for the entire community. Preserving the golf course as open green space void of any development rights will ensure that it is not subject to any future residential development and increased traffic.

Will my HOA dues go up to finance this initiative?

No, in fact the board estimates that dues will not need to increase for many years if this initiative is approved due to the reserves gained from the 51-acre outparcel sale.

If sold, will the 51-acre outparcel be developed?

Yes, the land is zoned for residential development. The RSR HOA Board of Directors will have first right of approval regarding residential development on the 51 acres. Also, there will be no direct traffic access into RSR from any new development on that property.

What happens to the old golf course if the HOA purchases it?

This important green space will be preserved from residential development and will instead become a resident-owned asset for resident use and enjoyment, improving property values for all RSR homeowners. Restrictions will be added to protect the golf course lands as needed (such as “no off-road vehicles”).

What if there are environmental issues with the ponds?

The City of Apopka and the current owner have agreed to rectify any pond issues.

How much will it cost to maintain the golf course?

Mowing bids (for increased frequency than is done currently) are around \$100,000 annually. The additional insurance cost is approximately \$10,500. The Tavern restaurant pays \$108,000 per year plus a portion of proceeds in addition to paying for electric, water and lawn maintenance around the clubhouse. Therefore, the cost to maintain the course will be offset by the rental income.

What happens to the old golf course if the HOA does not purchase it?

If the RSR HOA does not purchase the golf course, the owner of the golf course will either: 1) continue to apply to rezone the property for two homes per acre density, or 2) sell to another developer who also will apply to rezone for the same development.

What's the hurry? Why all this urgency?

There is currently a generous offer of \$5.5 million for the 51-acre outparcel on the table. The proceeds of this sale will fund the purchase of the 320-acre golf course, which financially has been out of reach for the RSR HOA. This is a unique opportunity that will allow our community to determine its own destiny with regard to the golf course, which runs through the heart of Rock Springs Ridge, and ensure that it will never be eligible for residential development by removing all development rights on that property.

Why should I vote?

Your HOA wants to hear from you! Please vote and mail your enclosed ballot with self-addressed envelope by Sept. 17, 2021.

How does the sale of the 51-acre outparcel and the purchase of the golf course align with our original planned community?

The sale and purchase will “complete” our community as envisioned in the original planned development documents by keeping RSR's number of homes at their as-built total of 1,320 homes.

