

Save the Golf Course Property Committee Report - October 22, 2025

Good evening, everyone.

I want to take a few minutes to speak plainly about where we are, what we've been doing, and what's at stake for Pine Ridge.

For the past several years, our Committee has worked quietly but consistently to protect the integrity and long-term property values of our community. Everything we've done, every meeting, every decision, has been guided by one goal: **to uphold Pine Ridge's Master Plan and the promise it made to every homeowner more than forty years ago.**

That promise was clear. The Master Plan and DRI, designated the golf course property as part of the protected framework that defines who we are, a community built on open space, low density, and a distinctive character that makes Pine Ridge special.

But today, the developer who owns the golf course property is attempting to **break that forty-year promise** by removing its golf course **designation** so housing can be built where it was **never intended to be.**

Let me be very clear; the funds spent on attorney fees have not been for property we don't own. These expenses were part of the Board's **fiduciary duty** to protect our Master Plan, which includes the golf course **designation**, as a key part of the legally protected framework that safeguards Pine Ridge and preserves our property values.

Put simply: the money spent was to defend the **Golf Course Designation within our Master Plan.** The property has always been privately owned but it has always been part of our **grandfathered Master Plan and DRI.** This designation is what has protected Pine Ridge's integrity and value for over forty years. If that protection falls, the rest of our community's land-use protections weaken right along with it.

When we defend the golf course **designation**, we are defending **our Master Plan, our property values, and every homeowner's legal protections.** This also extends to the future land use of the roughly 100 acres of additional vacant property inside of Pine Ridge that are not covered by our deed restrictions.

Recently, the **Board of County Commissioners (BOCC)** voted to approve the developer's request to remove the golf course **designation**, ignoring decades of legal protection under our grandfathered Master Plan. In response, the **Pine Ridge Property Owners Association (PRPOA)** has filed an **appeal** to defend those protections and preserve the integrity of our community's planning framework.

This appeal is not about ownership of the golf course. It's about defending the Master Plan that protects every homeowner's investment. Removing this designation would set a dangerous precedent, weakening our entire Master Plan and opening the door to future zoning changes that could permanently damage property values. (Keep in mind the additional 100 acres of property not under PR deed restrictions mentioned earlier).

Not only do we risk property values due to the possibility of future zoning changes, **history and research are clear:** communities that lose their golf courses to development, suffer significant and lasting declines in property value.

The golf course **designation** has always been a message to buyers, investors, and lenders that Pine Ridge is a **stable, low-density, well-planned community** with open space and **recreational amenities**. Removing this **designation** undermines that confidence and the value of every home here.

At the same time, there are **private investors** who have already expressed strong interest in acquiring, restoring, and operating the golf course property as a **recreational amenity**, with no cost to the POA or its members. But that can only happen if Pine Ridge keeps the golf course **designation** that defines the property's lawful use.

For these reasons, it is in Pine Ridge's **best interest now and for the future to defend and preserve the Golf Course Designation**. Doing so keeps our promises intact, our property values strong, and our community the kind of place we all chose to call home.

I call on all POA Members, including Mr. James Dicks, who owns property within Pine Ridge, to come together and work for a viable solution that protects and benefits all of us.

Sincerely,

Ron Walser

Chair - Save the Golf Course Property Committee