

May 2, 2017

TO: White Bluff Property Owners
FROM: Your Board of Directors
Leonard Critcher, President

RE:

Warning to White Bluff Property Owners!

Mike Ward/Double Diamond owns The Cliffs at Possum Kingdom. He has allowed the Double Diamond-owned amenities to deteriorate just as he has at White Bluff.

Mike Ward is President of The Cliffs Property Owners Association, and two Double Diamond executives are on the Board of Directors.

This is what he is pushing on the property owners at The Cliffs-

Cliffs' property owners will pay **\$2,000,000 in Assessments to refurbish DD properties.**

Mike Ward will "contribute" \$5,000,000 toward refurbishing DD properties.

But wait! In addition to the \$2,000,000 Assessment **Mike Ward wants property owners to pay him a Hospitality Fee of \$500,000 per year for 12 years!**

Nice way to get \$7,000,000 of improvements to Double Diamond-owned properties and **get the property owners to pay The Full Ticket.**

Think long and hard about this! If Mike Ward gets dictatorial control of White Bluff, he can punch any ticket he wants and property owners will be forced to pay the price. He's trying to do it at The Cliffs, and he can do the same thing at White Bluff.

PLEASE consider granting your Proxy to the POA Board. Go to www.whitebluffpoa.com and click on the Proxy link.

Scam Alert

Property owners with delinquent accounts are being contacted by Double Diamond representatives, who are offering to buy the lot and pay off the

delinquency. The Catch is that you have to agree to give DD your Proxy, and the contract will not be executed until AFTER the Annual Meeting.

Property Owners would be well-served to remember what Mike Ward said earlier this year at an open forum,

“I’ve done a lot of real estate deals, and there’s one thing I know. A deal is not a deal until the signature is on the line!”

(Video taped by the WBPOA Board and posted on
<http://www.whitebluffpoa.com/videos.html#02202017>)