

**Neighbors For  
the Merger**



will join us in voting "Yes" to insure the golf course remains part of the Claremont community. Expenses for mailing and printing are covered by donations from individual homeowners in Claremont who support the merger. Should you want to donate or volunteer your time please contact Larry Reedy.



You recently received a letter on your doorsteps titled "Is Golf Club Ownership for You?" The letter was unsigned and not authorized by the Claremont Green's board. The issues presented in this letter are legitimate. Our objective in this response is to address these concerns and provide you with factual information on such concerns.

The following was stated within the content of the above mentioned letter:

"If a merger occurs, you as a Claremont homeowner will automatically assume the financial responsibility of supporting the golf course ....."

***Response:*** The merger of CGCI and CCA will make all Claremont homeowners equally responsible for the financial stability of the golf course and will also allow all Claremont homeowners to benefit from golf course revenue. Over the last six years, this revenue could have reduced your civic association assessment by an average of \$33 per year. The golf course has also allowed all Claremont homeowners to be exempt from the Tualatin Parks and Recreation Taxation district. This year the tax to other Bethany residents is at a rate of \$1.73 per \$1000 of assessed property value or \$692 per \$400K assessed value.

"The worse-case scenario of liability would be personal liability where a serious, or even fatal, mishap on the premises could lead to a law suit which could exhaust the insurance limits of the Civic Association. In such a circumstance it would be up to individual homeowners to absorb the financial deficiency. In other words, as an owner of the golf course you would be forced to assume any and all cost regardless of the amount. There are accounts of homeowners having to contribute substantial sums of money in such cases".

***Response:*** CGCI and CCA each carry liability insurance in the amount of \$6M for each occurrence and up to \$7M in any given year. Should a liability occurrence exceed the combined \$14M coverage in any given year, association homeowners cannot be held liable under Oregon law, if the HOA loses a liability case in court.

"Merger proponents would have Claremont residents believe that owning the golf course would increase their property values...."

***Response:*** Property values within golf course communities when compared with communities without such amenities always have higher property values per sq. foot. Your home does have added value with our golf course within the Claremont community, regardless if you are a golfer or not and regardless if you live on the golf course or not.

***Final comment:*** We know that not all homeowners appreciate the value and benefit golf course ownership brings to our community. When Claremont was developed, it's charter was to be an "active adult" community with the recreation facilities such a community brings, including the best 9 hole golf course in the Portland area. Whether you golf or not is not important. What's important is that Claremont remain an active adult community with the golf course owned by all of it's residents.

**Green's neighbors who support the merger of CGCI and CCA :**

*Mary Ann and Jim McClure ( Green's contact for the "Merger" campaign )*

Howard and Jean Bingham

Joyce Barrett- Zucher

Virginia Calley

Cliff Knudsen

Jack and Dianne Malloy

Bob and Carol Freeman

Stanley and Caroline Lindgren

Jan Ford

Anne Kepner

Ted and Sherre Calouri

Fred and Claudia Meikle

Jim and Darle Fearl

Larry and Liz Volchok

Ginny Gainer

Tim O'Neill

Please join our list of supporters "for" the merger by contacting Mary Ann McClure (503-645-3085) or Larry Reedy (503-430-0487).