Property Annexation Proposal: J.C. Lewis Property
Table of Contents:

Page 3:
TLA Board’s Introductory Letter

Page 4-5:
Drawings of the Proposed Annexation Property

Page 6:
Annexation Benefits

Page 7:
Questions & Answers

Back Cover:
How To Get More Info
Dear Landings Association Member:

This packet contains information about the proposed annexation into The Landings of the J.C. Lewis property along Green Island Road. Approximately 111 homes will eventually be built on this 105-acre site. The annexation will give the Association architectural and covenant control of the development. The Association will also receive annexation fees and annual assessments on the lots.

The proposed annexation will bring the Association $1,353,600 in annexation fees as lots are sold. This money will go into an Association reserve fund which will be used for community development, with input sought from the community. The Landings Company will market the development and could receive close to $2 million in listing fees and commissions, which will contribute to marketing of The Landings.

You, as a property owner, have the final say on any possible annexation, in the form of a referendum. The vote requires a minimum 60% response rate, with at least two-thirds voting for the annexation.

The Association’s Board believes the proposal to annex the J.C. Lewis property will further invigorate the community, attracting even more buyers to The Landings as a whole. The Board asks for your support and strongly recommends you vote in favor of the annexation.

Sincerely,

James Hazel
President
J.C. Lewis
Annexation Proposal
Benefits of Annexing J.C. Lewis Property

Landings Covenants, including Architectural Guidelines, will be extended to the property

• 111 lots (89 full-size and 22 patio lots), zoned for single-family homes, are currently planned to be developed.
• Trees and landscaping on lots will be governed by Landings Association Guidelines.
• No public or private docks will be permitted.
• Homes will be subject to the same Architectural Guidelines as current Landings lots on such things as height, setbacks, square footage, etc.

Financial

• An annexation fee of $1,353,600 will be paid to the Association as lots are initially sold. This money will go into an Association reserve fund which will be used for community development.
• Additional annual assessments will be collected, eventually totaling more than $100,000 a year.
• The Landings Company could receive close to $2 million in listing fees and commissions through marketing of the property, which will contribute to national marketing of The Landings.
• The Yacht Club will potentially earn more fees for such things as boat storage, maintenance and member dues.
• The developer will pay infrastructure construction costs (e.g. roads, trails, gate, etc.). The developer must build infrastructure to The Landings Association’s standards, before common property is turned over to the Association for maintenance.

Enhanced overall property values

• The development provides an opportunity to revitalize national interest in the Landings community with essentially a new “phase” available to prospective buyers. There are limited buildable lots available at The Landings. In addition, approximately 80% of the 111 lots will have a lagoon, waterfront or marsh view.
• Market research shows this will favorably impact the values of existing Landings properties.
• It will extend secure Island property: The development will be gated with The Landings’ barcode entry system.
• The annexation will protect the beauty and style of the Island by managing future development.
J.C. Lewis Property Annexation
Questions & Answers

Question: What happens if the Association Members vote against the annexation?
Answer: The property will still be developed, but the Association will collect no annexation fees or annual assessments and will have no control over the development’s covenants or architectural guidelines. The developer will create a separate set of amenities that will be in direct competition with The Landings.

Question: What property has the Association annexed before?
Answer: Association Members voted to annex the area known as Plantation (Phase II of The Landings) in 1979. Members voted last year to annex the 60-townhome site along Green Island Road, now known as Marshview Landing. Both annexation votes had overwhelming support from the community.

Question: What financial risk is there to the Association in annexing this property?
Answer: The Association has reached agreement with the developer that will put The Landings at no financial risk and will guarantee payment of a $1,353,600 annexation fee within a six-year period. Infrastructure construction costs will be paid by the developer. Any subsequent developer would be bound to the original agreement.

Question: What is the impact on Association services?
Answer: The Association will eventually collect more than $100,000 a year in assessments on the annexed area. That money will cover the increased costs for such services as security and common area maintenance (e.g. landscaping, lagoons, roads, trails, etc.).

Question: What is the impact on the sewage and water?
Answer: The developer has more than enough sprayfield certificates to cover the number of lots planned.

Question: Will there be any public or private docks?
Answer: There will be no public or private docks if this property is annexed. There may be docks if this property is not annexed.

Question: Will the property have direct access to The Landings?
Answer: Yes. A trail/cart path will be built from the front of the development along Green Island Road and connect into Association common property in Oakridge.

Question: How will this annexation benefit current Landings property owners?
Answer: Experience has shown the presence of new lots increases the number of prospective buyers who will also look at existing lots and homes in The Landings.

Question: What is the estimated price range for these lots?
Answer: The developer believes the lots will sell anywhere from $60,000 to $1.25 million.

Question: How will The Landings Club be impacted by this annexation?
Answer: Please see the separate letter from the Club’s Board of Governors.
To get more information about the proposed annexation, please attend a Town Hall Meeting at the Skidaway Island United Methodist Church Tuesday, May 20 at 7 p.m.

You can also e-mail questions to tla@landings.org or call our Annexation Hotline at 912/598-2524, then press 9. Fax questions to 912/598-2516.

TLA will respond to all questions submitted.

Drawings will be on display, and the official documents will be available, at The Landings Association.

Please VOTE

Your ballot is due back no later than 5 p.m., June 16, 2003.