

# SAVE AHWATUKEE OPEN SPACE FROM OUT-OF-STATE DEVELOPERS

*“We’re not ready to represent...anything more specific than this concept that enables us to amend the CC&Rs. It’s premature to talk in specific detail about a site plan.” “We have not yet decided what is the best land plan.”*

*— David Sabow, Managing Director, Arizona Operations, The True Life Companies (Ahwatukee Foothills News, Sept. 12, 2016)*

- The Lakes Golf Course sits on 101 acres between South Mountain and Interstate 10. It provides flood control and is one of the last vestiges of our masterplanned open space.
- True Life, a Denver-based wholesale seller of lots and land, proposes to put hundreds of high-density houses and townhouses, a 900-student multi-story K-12 private school, community gardens, a Farmers’ Market, a cafe and assorted agricultural/educational enterprises on this property...all accessed via a ROUNDABOUT on 44th St., less than 1000 ft. from Mountain Point H.S.
- Before it closed, The Lakes was rated No. 1 Executive Golf Course in Arizona. It hosted the annual Arizona Short Course Championship until 2012. A feasibility study states that a restored course is economically viable. A lawsuit to enforce the golf course CC&Rs is ongoing: the judge upheld the CC&Rs in May, a trial is set for June 12-15, 2017. Let the legal process work!
- The golf course CC&Rs protect The Lakes & Ahwatukee Country Club; waiving the CC&Rs will affect BOTH golf courses.



**More Houses, More Schools, More Cars, More Traffic.  
Preserve Our Open Space – Politely Say NO to True Life.**

# IF DEVELOPERS GET THEIR WAY:

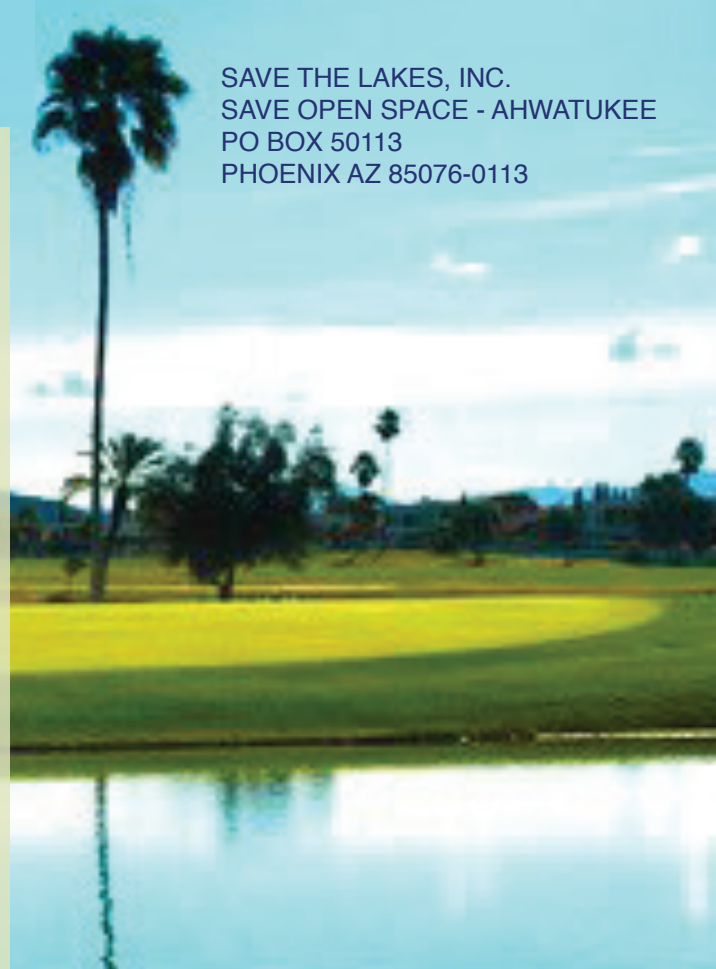
- 101 acres of green open space will be replaced by high-density housing, traffic-generating school(s) and agriculture/education-oriented commercial enterprises.
- Traffic volume will increase on Warner, Knox, Ray, 44th and 48th streets, resulting in daily logjams near Mountain Point H.S. (2500 students attend MPHS, 900 students will attend the new school.) Expect heavy traffic on Saturdays for school functions and on Sundays for the Farmers' Market (more than 1500 shoppers).
- Flooding will increase downhill between 48th St. and I-10 when five cascading lakes and landscape are replaced with houses, two lakes, hardscape, and additional roads.
- Ahwatukee will lose a major economic and recreational asset.
- Property values will decrease as open space disappears.

*If aggressive, out-of-state developers can violate CC&Rs, turn masterplanned open space into blight, then float a "Mayberry RFD" concept to convince homeowners that infill is better than open space, do you really believe Ahwatukee Country Club, Club West, and the Foothills won't be developed next?*

**If you've signed True Life's consent form, you can rescind your consent. Go to:**

[SaveTheLakes.weebly.com/change-your-mind.html](http://SaveTheLakes.weebly.com/change-your-mind.html)

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