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BEWARE! THE TAX MAN COMETH

It is time for a reality check.

At the Council meeting on June 15, 2015, Finance Director Robert Weddigen stated there is about \$300,000 a year for open space land acquisition. Town Manager Peter Jankowski indicated up to \$1/2 million per year could be available for funding the purchase.

Let's do the math...we have \$300,000 and up to \$500,000 per year for open space acquisition...

It would take 210 years to pay off \$63 million at \$300,000 per year.

It would take 126 years to pay off \$63 million at \$1/2 million per year.

And this is without factoring in interest.

Obviously, there is only one way Cave Creek can afford to buy 4,000 acres for \$63 million. A PROPERTY TAX!

The current Council will bombard us with a steady stream of "propaganda" to justify a Property Tax for open space.

The only way to avoid this is for all of us to unite and say...NO TO AN OPPRESSIVE PROPERTY TAX.



Over the past few years, some have promoted the attributes of Cave Creek's opportunity to acquire 4,000 acres of open space from the State Land Trust.

But, this proposed acquisition is nothing more than a chimera (a thing that is hoped for, but in fact is illusory or impossible to achieve).

By law, the State Land Trust is required to get the highest and best value for state land, as the proceeds from land sales pay for public education. Not long ago, Phoenix paid approximately \$15,588 per acre for state trust land in the vicinity of the state trust land annexed by Cave Creek. 4,000 acres at \$15,588 an acre is approximately \$63.5 million.

Please remember, as required by the annexation agreement, Mayor Francia and Councilmen Bunch, McGuire, LaMar, and Esser approved a huge infrastructure expansion for water and sewer costing the Town \$62 million.

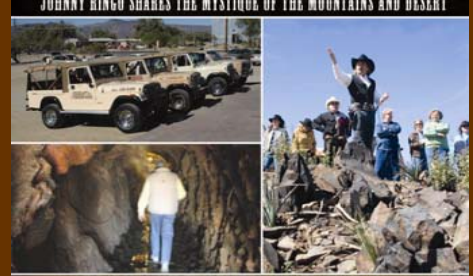
LaMar, now looking to drive Cave Creek off the cliff, claims we must have open space, "even if we have to pay for it." Does he think the state is going to give the land to Cave Creek? Of course we have to pay for it and the price is \$63 million. He stated the annexation of the 4,000 acres "is critical to our Town"...and "distinguishes this Town from others." He fails to comprehend that:

- Our massive debt distinguishes our Town from others, not open space,
- The 4,000 acres brings NO revenue to the Town,
- And there is no way the Town can pay for it without a **substantial Property Tax.**

"Never doubt that a small group of thoughtful citizens can change the world. Indeed, it is the only thing that ever has." Margaret Mead

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Watch for the expanded edition the first Friday of each month!

ONE BY ONE

A friend once told me – don't build your house, your life on shifting sands; build it upon a rock. Our country has moved from the rock to shifting sands. The Rock is God. I see the sands shifting in my life and also in our Town. People, places, things are essential, but are not the foundation of our life. They can all go away, one by one. Our Cave Creek lifestyle is going away, one by one. Community participation years ago was amazing, but now it's a handful of the same people and they are going away, one by one. Shops in Cave Creek are going away, one by one.

Our Town is divided. We had an election. Then we had a recall. Are we going to have another recall? **The Council has lost the trust of Cave Creek residents, one by one.** We all heard great people, residents saying they are disgusted and are not going to Town meetings anymore. We lost them, one by one.

We also lost Reata Pass, Greasewood Flats, Pinnacle Peak Patio...they are gone, one by one.

The Town of Cave Creek should put all of our resources together and figure out how we can capture those customers and I will help you.

Instead, we are now replacing cowboys, cowboy hats, boots and horses with bicycles, helmets, cleats, and spandex.

We are losing our western heritage, one by one. I finally understand that all that is taking place is on shifting sand. I will not make the mistake and take my Rock, my God, for granted. I ride my horse Mac every Saturday or Sunday to Town for breakfast and watermelon for Mac. Why? Because I will not let anyone steal my dream.



The future of our unique lifestyle "where the Wild West Lives," lies on your watch Mr. Mayor; lies on your watch, Mr. Vice Mayor, and lies on your watch members of Council. But!! It also lies on my watch and the watch of everyone in this Town.

Johnny Ringo

RUN OUT OF "DODGE"

The Town Manager, Peter Jankowski, has fired David Prinzhorn from his position as Town Engineer/Utilities Manager. Why did this happen? How did it happen?

Did Vice-Mayor LaMar send an e-mail to Town Manager Peter Jankowski with the ultimatum that he "either take care of Prinzhorn or we will take care of you?" Did Mayor Francia send a similar e-mail to the Town Manager with the same mandate?

As Town Engineer/Utilities Manager, David Prinzhorn was able to achieve a significant number of accomplishments from January 27, 2014, to September 1, 2015. A few of his **many** accomplishments include:

- Successfully **averted** a possible **summer time water delivery crisis.**
- **Reduced Water Treatment Plant operating costs by over \$400,000 annually.**
- Identified pending **groundwater level declines** that could **put the community in peril in a few years.**

What does the future hold for Cave Creek without David Prinzhorn's expertise and strong work ethics?

- Will we return to **NO** maintenance at the "Water Ranch" and Water Company?
- Will the equipment be run to failure?
- What will happen to the moratorium on any new subdivision without a 100 year assured water supply?
- Will we be totally out of water in 3 years? Time will tell...

Thank you, David, for a job well done and for all that you have accomplished for our Town.



David, the residents of Cave Creek "Salute You!"

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RIDE FOR THE BRAND

It is our honor to present you with the first edition of:

THE CAVE CREEK PONY EXPRESS

We are a small group of determined and committed Cave Creek residents, the **Cave Creek Posse**. Our mission is to **publish and disseminate a newspaper that will bring the awesome force of the TRUTH to the residents of Cave Creek.** We have signed on for this mission as a dedicated team with the courage of our convictions to ride for the brand.

Riding for the brand is a serious commitment. There will be times when riding for the brand will test our strength of character. It will compel us to make difficult decisions. Instead of having the option of "looking the other way," we will be held responsible.

Cave Creek is at a historical crossroads. What we do today and tomorrow will make a difference in the future of our town. If not for this effort, you and I might not even recognize our town in another year. Our way of life could be wiped out along with all the values and beliefs that Cave Creek was founded on. The future of our town is right now. This paper can and will make a real and lasting difference.

We hope the PONY EXPRESS will rekindle your interest and enthusiasm for our town. So, saddle-up. Toughen-up. Cowboy-up.

Ride for the brand of
The Cave Creek Pony Express
CAVE CREEK POSSE

SADDLEBAG WISDOM

If you own at least 2 contiguous acres and up to 5 acres, Cave Creek allows you the following ranch animals per acre:

- 5 large ranch animals (horses, cattle), and
- 10 medium ranch animals (goats, sheep), and
- 20 small ranch animals (chickens, ducks).

In other words, if you own 5 acres (DR190), you can, by law, have 25 horses, and 50 goats, and 100 chickens all at one time for a grand total of 175 ranch animals. There is no place quite like Cave Creek.

Zoning Ordinance
Chpt. 2, Section 2.1(d)

Head 'em Off At The Pass

- ◆ Councilman Bunch advocates "jeep tours" inside Spur Cross Ranch Conservation Area.

Town Council Retreat
March 3, 2014

- ◆ Vice-Mayor LaMar does not believe in water conservation. He stated if a crisis happens, we will rise to the challenge.

Thursday Mayor's Meeting
April 2015

- ◆ Councilman McGuire initiated and voted for Resolution R2014-01 to commercialize Spur Cross Ranch Conservation Area with an amphitheater, residence, and restaurants.

Town Council Meeting
January 6, 2014

- ◆ Councilman Lipsky, in an unsupported statement, believes the bike lanes will bring a "tremendous amount of commerce" and "tons of business and people to Town."

Town Council Meeting
August 24, 2015