

# **\*\*\*\*Enclave Property VOTE\*\*\*\***

Dear CCA Property Owners:

In the next few days, you will be receiving from Town Hall a ballot to cast your vote either for or against the CCA's purchase of the 7-acre parcel of land that is part of Crofton's front yard and has come to be known as the "Enclave" site (see below).



It is VERY important that you make your voice heard on this issue, as it affects both your pocketbook and the future quality of life in Crofton!

Recently, the CCA Board of Directors conducted an online survey of the community seeking the level of interest by residents for gaining control of the "Enclave" property. Over 90% of those responding were in favor, at least conditionally, of purchasing the land in order to save it from unwanted commercial or high-density residential development.

As a result, the CCA Board of Directors voted to enter into negotiations with the property owner and that process is now complete. We have agreed upon a maximum purchase price of \$2,656,250. As a result, if this initiative passes, the average single-family homeowner in the Crofton Special Community Benefit District (CSCBD) would pay an approximate additional \$93 per year in local taxes for a period of 15

years. The average townhome owner would pay an approximate additional \$54. The exact amount will depend on the interest rate available at the time of underwriting the loan, which has to then be approved by the County Council and County Executive through legislation authorizing the loan and tax increase.

In order for the CCA to purchase this property, we must first certify to Anne Arundel County that a majority of property owners within the CSCBD is in favor of this action, so please return your ballot to Town Hall today.

This decision is in YOUR hands!

We, as a community, can either leave it to chance that no development will be approved by the County on this commercial (C-3) site, or we can be proactive and take control of our front yard's future. It is up to YOU!

We want to hear from ALL eligible voters on this important issue, so please help us spread the word to your fellow CCA property owners to cast their votes!

Thank you,  
CCA Board of Directors