

SPECIAL EDITION



THE ASKING PRICE

**WHAT MAGNOLIA POINT SHOULD RECEIVE
IN RETURN FOR DEVELOPMENT OF THE FORMER RED NINE**

*A community discussion about compensation, improvements,
protections, and enforceable commitments*

For many residents, purchasing a home in Magnolia Point meant buying more than a house. It meant choosing a neighborhood shaped by open fairways, mature trees, ponds, wildlife, quiet streets, and the identity of living in a golf and country club community.

Some homeowners selected their lots specifically because they bordered the golf course. Others may not live directly on a fairway, but still paid to become part of a community whose appearance, reputation, and market value were tied to the course and surrounding open space.

That is why any proposal to build homes on the former Red Nine should be viewed as more than an ordinary development request. It would create a permanent change to the community in which existing homeowners invested. Development may ultimately be considered, but approval should be exchanged only for a comprehensive package that protects residents and returns meaningful value to Magnolia Point.

“This is not simply about opposing development. It is about ensuring that Magnolia Point receives fair value for accepting a permanent change to the community.”

Meaningful Compensation for Existing Homeowners

A strong opening position would be a payment of \$50,000 to every current Magnolia Point homeowner on the red nine. This recognizes that converting golf-course land to residential development could affect the identity, desirability, traffic, privacy, infrastructure, and long-term property values of the entire neighborhood.

These owners could lose golf-course or open-space views and face construction noise, dust, reduced privacy, additional lighting, and new homes where fairways or wooded land once existed.

The community could also require independent before-and-after appraisals, paid for by the developer, with reimbursement for documented losses in property value. Any compensation should be deposited in escrow or secured before final approval. Residents should not rely on payments tied to future lot sales or promises that become difficult to enforce after construction begins.

Improvements That Benefit the Entire Community

One of the clearest community-wide benefits would be a safe pedestrian connection from the entrance of Magnolia Point to U.S. 17. Instead of a narrow sidewalk, residents should seek an eight- to ten-foot-wide multi use path that can support walking, jogging, and bicycling.

The path should include landscaping, shade trees, lighting, drainage, ADA-compliant ramps, and safe driveway crossings. The developer should be responsible for design, permits, construction, and initial maintenance. It should be completed before the first new home receives a certificate of occupancy, not postponed until the project is almost finished.

The proposal should also include entrance and traffic improvements identified through an independent traffic study. Possible needs include turn lanes, pedestrian crossings, signal improvements, emergency access, gatehouse modernization, visitor-lane expansion, security cameras, and license-plate recognition. Construction vehicles should use a dedicated route whenever possible, and the developer should repair neighborhood roads damaged by heavy equipment.

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Buffers, Privacy, and Permanent Open Space



Residents bordering the former Red Nine will need more than a thin row of newly planted shrubs. The development agreement should require substantial landscaped buffers, preservation of mature trees, earthen berms where appropriate, evergreen screening, and meaningful separation between existing and new homes.

Utilities, lift stations, drainage structures, and intrusive lighting should not be placed immediately behind existing properties. Buffers must be protected through recorded easements or development restrictions so they cannot disappear when a site plan is revised or the property changes hands.

The former Red Nine represents more than undeveloped acreage. It represents views, privacy, recreation, mature landscape, stormwater capacity, and part of Magnolia Point's history.

A meaningful portion of the property should remain permanent open space rather than being covered with homes, pavement, and retention ponds. Former cart paths could become walking and bicycling trails. Other areas could support a central park, playground, fitness stations, pickleball courts, fishing areas, or a small golf practice area honoring the history of the Red Nine.

The open-space requirement should be expressed as an exact percentage and recorded in binding documents. Broad phrases such as "ample green space" are not enough to protect the neighborhood over the life of the development.

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Drainage and Construction Protections



Redeveloping former golf-course land can change how stormwater moves through the neighborhood. Clearing vegetation, raising building pads, paving roads, and adding rooftops may place additional pressure on ponds, swales, pipes, wetlands, and existing drainage systems.

The community should require a comprehensive drainage analysis reviewed by an independent engineer selected by the homeowners or HOA and paid for by the developer. The project should not increase runoff, flooding, erosion, or standing water on existing properties. Necessary improvements to ponds and drainage infrastructure should be funded before problems occur.

A substantial performance bond should remain in place after construction so money is available if drainage or construction-related damage appears later. Adjacent homeowners should also receive preconstruction property inspections, developer-paid fencing or landscaping where needed, and a clear process for resolving claims involving dust, cracked pavement, structural damage, or other impacts.

New Homes Must Share Magnolia Point's Responsibilities

Any homes built on the former Red Nine should become full members of Magnolia Point and carry their fair share of the community's obligations. New owners should pay HOA assessments, contribute

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to reserves, follow equivalent architectural standards, and participate in the cost of roads, security, landscaping, drainage, and amenities.

The developer should also make a substantial capital contribution for every new lot or home. A community-impact contribution per residence could help offset additional demand on neighborhood infrastructure. The new development should not benefit from Magnolia Point's name, entrance, and amenities while avoiding Magnolia Point's financial responsibilities.

Protect the Remaining Course and Build a Community Endowment

If part of the former course is converted to residential use, the developer should make a major investment in the remaining golf course and club facilities. Potential improvements include irrigation and drainage upgrades, renovated cart paths, clubhouse improvements, upgraded practice areas, landscaping, and a long-term operating reserve.

The agreement should also prohibit further conversion of golf-course land for a substantial period, potentially 30 to 50 years. Residents should not approve development of the Red Nine only to face another request involving additional course property a few years later.

In addition to direct homeowner compensation, Magnolia Point should seek a permanent community endowment. A fund could support road resurfacing, drainage repairs, security and gate

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improvements, landscaping, recreation, and stabilization of HOA assessments. The funds should be secured before major construction begins, professionally managed, independently audited, and controlled by the community rather than the developer.

Every Promise Must Be Enforceable

The most attractive package of promises has little value unless every commitment is contained in a binding development agreement. The document should specify exact payment amounts, buffer widths, open-space requirements, construction standards, deadlines, traffic improvements, drainage protections, and penalties for noncompliance.

The obligations should run with the land and bind future developers. Performance bonds or irrevocable letters of credit should secure major improvements. Certificates of occupancy should be withheld when required benefits have not been completed. The developer should also pay for the community's independent attorney, appraiser, traffic engineer, civil engineer, and financial adviser, with those professionals selected by the community.

Our Community, Our Decision

Magnolia Point residents have invested financially and personally in this neighborhood. Homeowners have maintained their properties, supported community amenities, paid association assessments, and helped create the character and reputation that make Magnolia Point attractive to developers and future buyers.

Any developer seeking approval to build on the former Red Nine should recognize that value. A fair agreement should include homeowner compensation, additional protection for course-fronting properties, a multiuse path to U.S. 17, permanent open space, substantial buffers, traffic and drainage improvements, investment in the remaining golf course, mandatory HOA participation for new homes, and a substantial community endowment.

These items should be presented as one comprehensive community-benefit package rather than negotiated away individually. Once the land is developed, the open space cannot be restored. Once approval is granted, the community's negotiating leverage may be gone.



- JASON WALTERS

"My wife and I have called Magnolia Point home for 12 years and raised our three children here. I am an information technology professional with more than 25 years of experience. Together, we value the neighborhood's strong sense of community and are committed to protecting its character, quality of life, and long-term value for current and future residents."

