

Rusty Putter Refresh: A Homeowner's View

Date: July 1, 2025

Authored by: A Del Webb Ave Maria Homeowner (Residing Since 2021)

I appreciate Pulte and Josh Graeve's time and work in developing a "refresh" for the Rusty Putter. That said, it is my perception that the whole process has been more about enhancing Pulte's portfolio at the homeowners' expense than about a true "partnership" with us. Pulte keeps saying that we asked for this upgrade. Perhaps anecdotally, but I'm left wondering if there was a formal request or even a formal discussion on this matter? It appears to me that Pulte sought this for their own benefit and subsequently framed it as "we (homeowners) asked for this." If this is purely anecdotal, it strikes me as an unfortunate and disingenuous way to conduct business.

In the May 29th meeting, Josh and Pulte presented with the premise that the homeowners would pay the entirety of a plan they may or may not have fully endorsed, and on which they had no input or details to review. This approach, in my view, demonstrated a significant lack of good faith from the outset, seeming to contradict the partnership Pulte claims to embrace.

Miraculously, Pulte found \$1M to move to the project, but as I understand it, it was repurposed from a different account. This creates the impression of "robbing Peter to pay Paul," suggesting no new, additional investment from Pulte.

For Josh to essentially conclude the discussion with a "take it or leave it" proposition (again, concerning a plan the homeowners may not have fully understood at its inception) appears to bookend and mirror his May 29th message in its clear absence of an attempt at a good faith partnership.

There are very smart people on both sides of the conversation. Surely both sides can find the creativity needed to indeed make this a win-win exercise.

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