



THE VILLAGE
CLUB & PRESERVE
EST . 2018

Dear Neighbors,

We have some exciting news to share! For years, the former tennis club property at the center of our community has been sitting in disrepair, with an uncertain future. Today, we are beginning to share with the community the thoughtful approach a group of concerned residents has formulated to revitalize the club, for the benefit of the community.

- We are under contract to purchase the former tennis club property, and have limited time to secure funding in order to complete the purchase.
- We are looking to our neighbors, friends, and local businesses to help us rebuild the property into a special gathering place for the benefit of our community!
- Please read the below information and request a more detailed informational packet to see how you can help contribute to our success.

The Vision:

Rebuild and revitalize the property as a non-profit entity, creating a space that **builds community** and **serves families** through athletic and enrichment programming. Raise the needed funds for improvements and operations and maintenance through **voluntary contributions, personal giving of time and talent**, and support of ongoing programming through membership pledges.

The Village Club & Preserve (VCP) is a non-profit organization (501c3 status pending) dedicated to improving the lives of local families through youth athletics and enrichment programs. It is our mission to provide attainable sports and swimming lessons, as well as foster community engagement through educational programming and activities for all ages, hosted on our grounds.

The People:

The organizers of this effort are residents of Crane Creek and the West Villages. We are engaging with all our neighbors “behind the gate” as well as the greater Martin County community, in fundraising efforts for capital improvements. It’s our hope that vested members of our community will join us in giving of their time and talents to build something beautiful on this unique piece of property.

The Plan:

We will be working off of a five-year capital improvement plan, with a goal of raising \$800,000 (\$300K to procure land and \$500K for early restoration and capital improvements). The pace at which we can build and improve the property will be dependent on the success of our fundraising efforts. Our first priorities will be:

1. Landscaping, clearing property of debris
2. Restoring the pool/s and building restroom facilities
3. Securing property perimeter
4. Tennis court restoration
5. Community Center building



Planned property features: restored pool/s with restroom facilities - tennis & pickleball courts - playground/park (handicap accessible) - walking trail - dog park - community gardens - sand volleyball court - basketball court - community center building - fitness/multi-purpose rooms - golf putting green - open-air pavilion/covered picnic area - The Lawn (multi-use open area/field) - “sit and relax” benches with a view at select areas around the Preserve

Our Commitment:

COMMUNITY: We will provide membership opportunities for residents of Crane Creek and West Villages to enjoy our facilities as they come alongside us in our mission.

STEWARDSHIP: We will remain respectful of surrounding homes as we schedule our programming and mindful of the number of guests and hours of activities for our programming.

AWARENESS: Invited guests will be cleared by security at the gate and will be given permission to visit The Village Club & Preserve property only. We intend to fence the property with an attractive, well-landscaped iron fence, for the security of the property and delineation of VCP property for our guests. Members will have a fob in order to access the VCP grounds, along with other security measures and monitoring.

Timeline:

We are setting a deadline of April 30, 2018 for our first stage of fundraising, and at that point, will be making a determination on next steps toward a June 2018 closing on the property. We have seen tremendous enthusiasm and giving as the word spreads on our efforts and remain positive that we will meet the goal necessary to secure the property and start immediately on our priority projects.

Next Steps:

Between now and April 30, 2018, we are seeking “Friends of the Village” who will be our earliest sustainers--those committed to restoring the grounds and developing the facilities--with an initial \$2,000 contribution. Please visit www.villageclubpreserve.com for more details on giving and support opportunities.

If you'd like to receive more information directly to your inbox, please request it at villageclubpreserve@gmail.com. Volunteers are mobilizing for a door-to-door campaign throughout the community to meet you and answer any questions you might have--please be on the lookout for these ambassadors over the next few weeks! We will also be hosting informational meetings in the homes of residents...those dates and times are available, upon request.

We hope this letter has been helpful in understanding the status of the project. We also are hopeful that you will consider coming alongside us in a **community effort to build something long-lasting and sustainable** that we foresee being the centerpiece for our community for many years to come.

Sincerely,

The Village Club & Preserve Directors



A special thanks to our many volunteers who are helping promote our efforts! If you want to get engaged in a bigger way, or have more questions, please contact us directly:

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Frequently Asked Questions

Who are the backers of this effort? Who is “The Village Club & Preserve”?

The Village Club & Preserve, Inc. is a non-profit entity, registered in the state of Florida. Its four directors are residents of the West Villages and Crane Creek. We are in the process of obtaining our 501(c)3 exemption. We have four mission focused areas that will provide programming on the property, once it is restored--centered on athletics, education, and partnership with other local non-profits.

Who would manage The Village Club & Preserve (VCP)?

The VCP board of directors, along with professionals in pool restoration, construction, and landscaping, will oversee the efforts of rebuilding on the property. Our community is rich with talent and many have already stepped forward to offer their expertise. The subsequent planning and programming would be directed by the VCP directors and volunteers, with the need for an on-site manager down the road.

I just want a club--why a 501(c)3?

Our exploratory committee looked at a number of options for the property, while reflecting on the historical uses on the land. A 501(c)3 is a new approach--one that we felt gave us the best opportunity to re-build through tax-deductible donations, while also serving the community through programming that will “breathe life” into the property.

Will everyone in the community (West Villages and Crane Creek) be given access to the grounds?

Those who become members (our “Friends of the Village”) through voluntary pledging, will have access to our facilities and programming. We are budgeting for an attractive and well-landscaped fence that will surround the property, along with access fobs to the pool. While there are still details to be worked out, we have ideas that will help secure the property only for those who are supporting it. More detail to come!



Who will be allowed to use the property?

Our “Friends of the Village” (pledging members) will have access to the grounds and facilities and have full-view to any calendar of events and/or lessons. As we grow and develop, we hope our Friends of the Village will be inspired to help plant and nurture community gardens, plan community events, develop an educational speaker series, and further enrich our mission with their talents and gifts. Beyond our pledging members, our programming early on will focus on swim and tennis lessons for local youth, which we foresee serving children in the surrounding community.

How can I help?

Right now, we are looking for contributions toward our Capital Campaign. To be classified as a “Founding Member,” we are asking for a donation of \$2,000 before April 30, 2018, and are working on a program that will allow those original supporters to convey their VCP membership to future purchasers or lessees of their property (see full detail on the *Friends of the Villages Support Form*, available at www.villageclubpreserve.com).

Will my donation be tax deductible?

Our 501(c)3 application has been sent to the IRS--our status is pending. We worked with consultants/experts in the field of 501(c)3 establishment in the development of our charter and feel confident that we will attain approval in the typical 4-6 month timeframe. That said, if we do not achieve 501(c)3 approval, any donations given would NOT be tax deductible.

Who can make donations and become a member?

At this time, we are hoping to fund the project entirely through residents of the West Villages and Crane Creek. If we cannot meet our capital goals solely from residents "behind the gate," then we are open to donations and membership from the surrounding area--both within Martin Downs communities and other area residents and businesses.

What if you do not meet your goals and the sale does not happen? Will I get my contribution back?

At this point, we are receiving tremendous feedback and have collected more than \$470,000 since late-March 2018 from 175 households, with commitments for an additional \$40,000+. While we are confident that we've set realistic, attainable goals, any monies contributed to the effort would be returned if the sale does not go through. We will be communicating with all supporters in early May, after we have evaluated giving and made a determination on next steps.

I don't plan to ever visit or use the property. How would the purchase of this property benefit me?

The dilapidated property is a consistent eyesore, with an uncertain future. The property could potentially sit empty for years to come, or be replaced by even less-desirable options. A restored and revitalized park area would boost the desirability of the community and promote the strengthening of property values.

Why are we acting now? Couldn't we just wait for someone else to purchase and fix it?

We believe it's critical that THIS generation of residents remedy this issue, rather than “kick the can down the road.” The property has had ups and downs over the years and rather than allow another outside entity to enact a “new” idea on the property that could (likely) again fail, we are ready to take on the approach that seems to make the most sense and give control back to the people who care most about what takes place on the land.

Why are we just hearing about this now?

Throughout the process of exploring our options, we've reached out to many in both communities for their feedback. We felt it was important to first secure the option to buy the property, rather than approach the community, as a whole, with a hypothetical purchase price and begin a lengthy effort to gain support without any assurance that we *could* be the buyer. For that reason, we began negotiations as an entity, with transparency of our intentions. Now that we have the property under contract, it is the right time to share the exciting news and plans with you....we hope you will join us in our efforts!

Visit www.villageclubpreserve.com for more info. Questions? E-mail villageclubpreserve@gmail.com or 772-448-7256.