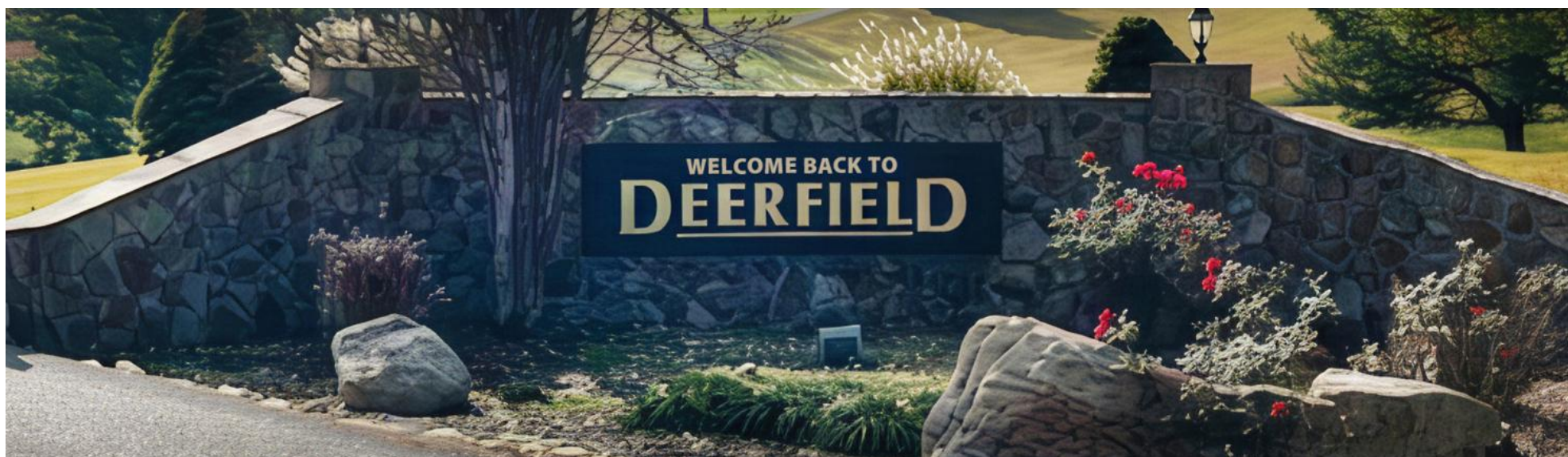


Deerfield Forward - Securing our Future

Our 120-Day Plan Incorporating Your Priorities



"Thank you for sharing your concerns at our April 19th & 26th events!"



**DEERFIELD
FORWARD**
Our Deerfield, Our Future

*Your Neighbors Who Are
Experienced, Focused & Solutions-Driven*

Why We're Here:

- Since 1986, developer-controlled HOA with no owner input, budgets, or reserves
- Transitioning to property owner control is a huge opportunity as now your voice matters
- Deerfield Forward Goals:
 - Fiscal responsibility
 - Transparency
 - Stable Fees
 - Protecting Property Values
- Completely open to ensure accountability



*Your Neighbors Who Are
Experienced, Focused & Solutions-Driven*

Some of the Priorities we have heard:



- Road & drainage improvements
- Assured water quality and capacity
- Safety (fire hydrants, entry security, deadfall clearing)
- Clear guidelines (ATVs safety, land use, responsible development)
- Transparent leadership
- Continuity of services (especially this summer season)
- Professional communication (Facebook)



*Your Neighbors Who Are
Experienced, Focused & Solutions-Driven*

Day 1-40: Listening and Stability

- Launch HOA Website & Facebook
 - with questions link
- Hire management firm (ASAP) and services
 - Start collecting 2025 dues
 - Seek bulk service (landscaping, tree removal) contracts for HOA and resident savings
- Form Operations, Finance, and Communication committees with resident participation
 - Ensure continuity of summer services including security and ensure proper resort insurance



*Your Neighbors Who Are
Experienced, Focused & Solutions-Driven*

Days 41–80: Studying & Planning



Audit roads, drainage, water quality, past finances ...

- prioritize preventive maintenance



Form resident-led committee for community rules (CCRs)



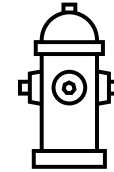
Host town hall & send survey to hear your ideas



*Your Neighbors Who Are
Experienced, Focused & Solutions-Driven*

Days 81–120: Building the Future

- Develop 2026 budget for community review
- Start on 3–5-year planning including reserve fund, explore non-resident fees and cost savings opportunities
- Present security options, meet with fire officials on risks and prevention, proactively clear deadfall
- Launch Community Ambassador Program and host events
- Assess common areas and airstrip management and needs



*Your Neighbors Who Are
Experienced, Focused & Solutions-Driven*

Our Promise:



- Ethical Governance: Transparency, fairness, accountability
- No conflicts of interest—publicly disclosed forms, re-signed if elected
- We'll listen, protect privacy, act in your best interest



*Your Neighbors Who Are
Experienced, Focused & Solutions-Driven*

Get Involved!

- Attend Town Halls (in-person & online)
- Complete surveys
- Volunteer on a Committee
- Visit our website for updates & questions



*Your Neighbors Who Are
Experienced, Focused & Solutions-Driven*

Together, We'll Thrive

- Let's secure Deerfield's home and future!
- Stay tuned for our website launch & next town hall
- Deerfieldforward@gmail.com



*Your Neighbors Who Are
Experienced, Focused & Solutions-Driven*