

2410 Silver Fox Lane
Reston, Virginia 22070
March 5, 1970

F-11

Mr. Glenn Saunders, Exec. Vice Pres.
Gulf Reston, Inc.
Executive Offices
Reston, Virginia 22070

Dear Mr. Saunders:

As you know, the resident members of the Second Home Owners Association are having a caucus meeting at 8 p.m. Monday night in Hunters Woods School. This was precipitated by what I gather was your memo scheduling a special SHOA membership meeting for next month.

The subsequent memo changing some of the terms appears to have been precipitated by the decision of the resident home owners to discuss their common interests vis-a-vis the merger and related items. Unfortunately, this latter memo is not precise in some areas. Accordingly, I am setting forth some questions and assumptions for clarification in advance of this March 9th meeting.

1 - According to the Deed of Dedication, the agreement to which Palindrome and its successors (Gulf Reston) and SHOA are parties covers "property conveyed to it (Palindrome) by A. Smith Bowman Distillery, Inc., by deed dated March 27, 1961, and recorded on March 29, 1961, in Deed Book 1988, page 154, of the land records of Fairfax County."

Thus the threatened exclusion would appear to apply only to those lands acquired by Gulf Reston after Gulf gained control. Lake Elsa and environs, for example, would appear to be permanently part of SHOA.

I understand the desire to exclude lands acquired by Gulf Reston in the past two years. Are you threatening to exclude other land areas? If so, which? Can you not give us a map with the SHOA boundaries as they are now and as they would be inked in?

2 - The Gulf Reston memo says "with the exception of certain areas definitely planned to be conveyed (to SHOA)" all "property" would be subjected to the Deed of Dedication of the First Home Owners Assoc.

Here presumably you mean that SHOA would get only those common lands already provided for in submissions to Fairfax County.

If you are trying to convey the thought that if acquiescent Hunters Woods residents will get common lands IN THE GENERAL VICINITY OF WHERE WE NOW RESIDE can you not be specific? Otherwise this appears to be an illusionary carrot and stick.

3 - The March 23rd deadline you set for receiving the mail poll the memo says will guide the Gulf Reston decision on whether to vote in the special membership meeting does not give much time for feasibility studies. Under the Booz Allen projections, SHOA will have 1,350 lots and residences on Jan. 1, 1971 and 1,700 lots and detached homes, 300 town-houses and 300 apartments on Jan. 1, 1972 so that clearly the residents have the potential for securing a majority position on the Board of Directors in 1972 if there is no merger. Have you any specific figures which would indicate this is not an economically feasible entity for the purposes set forth in the Deed of Dedication and Covenants?

Are you saying that if Gulf Reston retains control of the SHOA Board you wouldn't devote any SHOA funds to pay Karl Ingebritsen and that if the residents gained a majority and choose to pay part of Karl's salary, you wouldn't let us?

4 - I note with some alarm that the SHOA dues level has been raised and that SHOA dues already are being considered for a capital project. If Gulf Reston has control of the merged association, what assurance can you provide that the assessment level on detached homes will not be raised and that Home Owner funds will not be used to finance capital expansion projects?

(I note that even Booz Allen warned against this kind of financing.)

5 - Will the mail response designed to guide Gulf Reston be open for inspection by residents? If not, since you announce the intention of counting those not voting as actually voting for Gulf Reston, what assurances can you offer that negative votes will not be tallied or lost?

6 - You indicate a consolidated association would be "more efficient" in making representations to Fairfax County. In the 7-11 Store which looked like the beginning of strip commercialism in Hunters Woods and in the Golf Course Island project, citizens and the developer did take opposing positions before Fairfax County whose ruling in favor of the citizens and in opposition to the developer, was probably not viewed as "efficient" by Gulf Reston.

Is this the kind of "inefficiency" the developer is attempting to minimize?

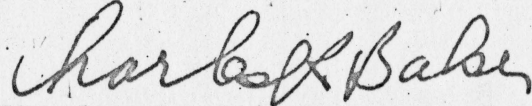
7 - In what specific ways would Hunters Woods be less "an integral part of Reston" if resident home owners held a majority position on the SHOA board? You'd build a wall around us? You'd keep our kids out of your Little League? You wouldn't let us serve on RCA committees? We couldn't shop at Safeway or gossip on the Plaza?

8 - What is the "divisive and potentially harmful trend which has arisen from the existence of two Home Owners Associations"? This harsh

allegation is not documented, nor even explained.

Many of us are attempting to make an enlightened, responsible evaluation of the options before us. Our capacity for serving the public interest would be enhanced by frank answers to the above.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Charles R. Baker". The ink is dark and the handwriting is fluid.

Charles R. Baker

cc: 42 families signing flyer in support of 1969 proxy effort.