

Opt-Out Letter's Omissions & Misleading Statements

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To:

We have listed a few of the misleading statements in the letter we have all received from Attorney Matthew Davis who works with Attorney Andersson.

Page 1: Mr. Davis lists in his lawsuit letter who they are suing except one; the City of Lynden. They know we love our city but for 9 months, they have kept our city listed as a defendant, costing them money for legal fees.

Page 1: Mr. Davis states that 18 Paradise LLP (golf course owner), "Aside from *owning* the golf course, it has no relationship with the community." This is as true as this statement: Attorney Matthew Davis, aside from *suing* the golf course, has no relationship with *our* community. He is a Seattle lawyer and this lawsuit is a source of money for him - *your* money.

Page 1: "18 Paradise today has complete control over your CC&R..." Jim Wynstra established this in 1992, and we homeowners didn't mind until the fees were raised too high, too quickly. Attorney Andersson was a business owner in Lynden in the 1990's, he certainly knew about the CCR's but he waits until he's hired for a lawsuit decades later to complain they're outdated? The CC&Rs should have been amended years ago, with voting rights, but these lawsuits will now only delay the process. We want change sooner rather than later.

Page 2: At the top of this page, Mr. Davis calls the \$93 fee "outrageous amounts." But his fellow attorney, Mr. Andersson, asked us in April to send our \$93 fee to his legal fund; it's not "outrageous amounts" when the lawyers get our \$93 fee? It should be!

Page 2: Mr. Davis alleges, "18 Paradise (golf course owner) is pocketing *over* \$500,000 a year of your money as profit." Let's do the math. In 2020, the year the fees were raised to \$93, only 40% of homeowners paid. This means 244 homes paid \$93/month, totaling \$272,304 - nowhere near "\$500,000." This statement is an exaggeration to get us to join the lawsuit - don't be fooled.

Page 2: Mr. Davis states, "The COS consists of less than 9 acres of land, almost all of which is just grass and trees." According to planning documents, the COS includes: easements, 19 ponds (2 with pumps) that serve as storm drainage, street lights, utilities easements, sidewalks, neighborhood signs, small parks throughout our neighborhoods. Another false statement to mislead us.

If we unite as a 614-home community, we will have the leverage to make the changes we want. Instead, these lawsuits have divided us, taken thousands of dollars from Homestead each month, and will most likely take years to resolve. We are a group of homeowners who are the only ones in this fight *not* motivated by money. We are working to get the changes we homeowners want, we are pro-Homestead and pro-Lynden - and we invite you to join us.

Your Homestead Team

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