December 8, 2020

Dear Oak Creek Club Homeowners,

On Tuesday, December 1st, the Board of Directors hosted a virtual Town Hall Meeting to provide homeowners with an update on the “Land Swap Project”. In attendance at the meeting were the Board of Directors, Carrollton Enterprises and their land use attorney representing the Turner Trust, Oak Creek Club homeowners and the CAMP management team. We would like by this memo, to provide an update on the project for those of you who could not attend the meeting or who may not be familiar with the project.

The Association owns two parcels of land at the Mary Bowie Parkway entrance to the community. One parcel is North of the entrance and one parcel is South of the entrance. Both Parcels are adjacent to Church Road. The Turner Trust owns two interior parcels of land that sit just East of the parcels owned by the Association (see attached map).

The parcels owned by the Turner Trust are currently zoned for commercial use. The easements in place for these parcels allow future commercial traffic to enter through Mary Bowie Parkway. The representatives for the Turner Trust contacted the Association in 2018 to advise that they planned to start marketing their commercial parcels and that the decorative fencing, gate generator, irrigation control system, landscaping and access control system owned by the Association and located on the commercial parcels, would have to be removed.

Upon receiving the request to remove the Association's equipment from the Turner Trust parcels, the Board of Directors, Management team, the Association’s attorney, and the current Developer met to discuss and review the Association’s options. What came out of that meeting was the suggestion to swap the parcel owned by the Association on the North side of Mary Bowie Parkway with the parcel owned by the Turner Estate on the South side of Mary Bowie Parkway. That would put all the commercial parcels on the North side of Mary Bowie Parkway and the Association parcels on the South side. As part of the agreement, the Association would be allowed to keep their equipment on the commercial parcel.

The land swap agreement was expected to eliminate the expenses related to the relocation of the Associations equipment (estimated at over $300,000), create the possibility of having an entrance to the commercial space off Church Road leaving Mary Bowie Parkway in its current configuration and provide the Association with a site that could be used for a future community amenity.

Fast forward two years, Carrollton Enterprises, representing the Turner Trust, is now interested in developing the Turner Trust parcels for residential rather than commercial use if the land swap plan is successful. During the meeting, they provided two plans for review; one which included single-family village homes (similar to Lake View) and the second, which included a mixture of village homes and townhomes. The homes would be annexed into the Oak Creek Club HOA and would gain access via Bamberg Way (Lake View).

Once Carrollton Enterprises has more information on their request for rezoning of the parcels and additional information on the proposed plan, the Board of Directors will host additional meetings for community information and input prior to making a final decision on the issue.

The meeting minutes from this meeting will be available on the community website along with the Q & A from the meeting, a map identifying the location of the referenced parcels, and the presentation from the 2018 community meeting about the proposed land swap.

Please feel free to reach out to the CAMP management team with any questions you may have about this project. CAMP is engaged in the concerns that affect the community and we look forward to supporting your Association throughout this process.