

ATTENTION ALL REGISTERED VOTERS RESIDING IN THE WESTERN HILLS WATER DISTRICT

PLEASE CONSIDER SIGNING OUR PETITION TO CHANGE THE WESTERN HILLS WATER DISTRICT FROM A LANDOWNER VOTING DISTRICT TO A RESIDENT VOTING DISTRICT

Currently, only landowners get 1 vote for every 1 dollar assessed of their land (not including the value of their home). As a result, neighbors are generally assessed based on the sales price and Prop 13 resulting in disproportional voting power because of purchasing in different years.

*For instance, if your neighbor has purchased in a different year, we have found that even the same size home on a lot of similar size can have as much as 120,000 more votes than their neighbor (averages are 20,000 to 120,000 differences in voting power from residence to residence in Diablo Grande).

Angels Crossing LLC has title to the majority of high value parcels within the district and therefore has anywhere from 60 to 500 times the voting power than EVERY resident in Diablo Grande and **THEY DO NOT PAY FOR WATER HERE!!**

By changing WHWD from a landowner voting district, **ALL water district ratepayers who are registered to vote will have the ability to vote for their board.**

Combined, World and Angels Crossing have the majority of assessed landowner votes to vote for the next WHWD Board of Directors and with disproportionate voting they will be able to:

1. Obtain the majority of seats up for election in November.
2. Control how the district is run and where our money goes
3. HALT the foreclosure of their own property.
4. Vote to use Mello-Roos (like World International did) to PAY THEMSELVES for land in the district even though they are delinquent by over \$10 Million Dollars in Mello-Roos themselves.
5. Vote to start paying themselves over 17,000,000 that they 'claim' OUR Water District 'owes' them on a loan they 'claim' was 'sold' to them from World International.

FACTS

- A. Angels Crossing & World International ARE NOT customers of WHWD.
- B. Angels Crossing and World International are 'collectively' in BREACH OF CONTRACT to WHWD under the Master Agreement and Assignment Assumption Agreement.
- D. Angels Crossing LLC owes the district over \$2 MILLION DOLLARS in water charges and contractual obligations.
- E. Both Angels Crossing and World International combined are over 10 MILLION DOLLARS delinquent in Mello-Roos special taxes, Stanislaus County Property Taxes and the CFD Reserve Fund is **DEPLETED** due to being used to pay their interest.
- F. While World's representatives controlled the water district, they HALTED any foreclosure process on their own land and in May 2020, they transferred the majority of that delinquent land to Angels Crossing for just \$100,000. **If Angels Crossing controls the WHWD after November's election, they will have the authority to stop the foreclosure on their own land in the WHWD.**