

From: Jane Horton-Leasman [GVJaneRealEstate@cox.net]
Sent: Wednesday, September 22, 2010 7:39 AM
To: !FHFA REG-COMMENTS
Subject: Guidance on Private Transfer Fee Covenants

I am extremely pleased to see the investigation and oversight and your efforts to ban resale fees in Rancho Sahuarita, Sahuarita, Arizona.

Since I returned to the Green Valley area, from Scottsdale, I have been appalled at what Bob Sharpe, the Masterplan Developer, has done in selling homes in this small community, which has actually scammed buyers with all of his great "amenities", but little to no disclosure of how it would be maintained and paid for.

They have had more foreclosures than any developments in the area, and due primarily to his developer "starter loans". Not only has he manipulated buyers/sellers, but additionally the City Council. He has loaded the City Council with his slate of candidates, which costs the entire town, outside of his vast area, a fortune. He misled commercial development and overstepped his authority by building commercial development in advance of building the infrastructure of sewers which then fell on the Town of Sahuarita to build temporary sewage/septic systems, his disposal plant was/is built in the former 100 year flood plain (which the Corp of Engineers tried last year to re-instate as flood plain, but was unsuccessful all along the Santa Cruz River.) Now he is charging a .75% surcharge on all sales, (with a cap I believe of 3%) but of course, few buyers are informed of this or have any understanding of the consequences when they sell. Especially when his developers have provided these starter loans, with little to no actual downpayment/equity.

To put it bluntly, this man is an outright crook that just skirts the law, and gets away with it. He built a lake, which was not properly engineer certified for the liner lifetime and now that is leaking and will cost the Town thousands in fines from the State in wasted water. Everything he does, he wants the town to underwrite with bonds, which anyone knows he could walk away at any time with the money up front and the town would be stuck with all of the liability. This man does not even live here. Additionally, he holds a heavy arm over all of the residents of his subdivision with a monthly newsletter, emergency e-mails wherein he lies and blame everyone but himself for the "crisis" he has created and the entitlements he promised are in trouble...but it is the Town's responsibility to rectify. It is endless manipulation with this man. Also, that .75% can be raised to a much higher level. See the articles in the www.sahuaritasun.com or www.GreenValleyNews.com today, September 22, for more information. The articles are: SHARPE:BUY WATER COMPANY and RESALE FEE PLAN MAY COST RANCHO.

The water company he created is in terrible trouble and he wants the Town to take it over because he says he needs a nearly 70% increase in monthly water bills, but the State Commerce Commission says no and now he wants the Town to go along with a CFD which will put added costs on every homeowner.

I am a 30 year Real Estate Broker/Owner, retired. I lived in Green Valley (contiguous to Sahuarita) from '82-'94 when my husband and I left. After my husband's death I returned to Green Valley (I am actually in the Sahuarita town limits but have a GV address due to the former Comprehensive Plan before Sahuarita incorporated over 10 years ago.) When I returned 8 years ago, I was appalled, as a former City Councilperson in Iowa at what Bob Sharpe was doing.

When I was active in Real Estate I never sold a home out there, because I could see what was coming.

This man has to be stopped, and good luck to you, because he is one slick SOB!

Sincerely,

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P.S. These transfer fees from every HOA and Green Valley Recreation, should all be investigated, and a stop put on these people who are building an empire on sticking it to buyers, sellers and homeowners in general.