

March 31, 2019

Greetings, fellow Spring Creek property owners. My name is John Featherston, and this letter is to announce my candidacy for the 400 Tract director position.

My wife and I grew up in the small farming town of Yerington, Nevada. After having left the state to obtain our professional degrees and start our careers, we both jumped at the opportunities to settle back in Northern Nevada. I first moved to the 400 Tract of Spring Creek in 2008. My wife and I greatly enjoy living here, and we have no intention of leaving. Just as you do, we enjoy the open spaces, quiet evenings, wonderful neighbors and beautiful views, just to name a few of the many appealing attributes that Spring Creek has to offer.

I am a mining engineer by profession. I graduated with a mining engineering degree from The University of Arizona, and I have worked as a mining engineer for Small Mine Development LLC. since 2008. In the past, I have worked as a landscaper, electrician, carpenter, miner and surveyor. I know what it means to work hard for what I have, and I have done so from day one.

In recent years, I have seen many changes in Spring Creek. Most of these changes have been for the better regarding our administrative staff, board of directors and the committee of architecture, leading to positive changes in the management and direction of our association. Given this and a desire to help, I joined the committee of architecture in spring 2017.

For the past two years, I have striven to do my part to make the rulings of the committee of architecture fair and just. We have made several changes to the rules and regulations to make them less daunting, easier to follow and to help property owners enjoy their properties to their full potential without feeling like the association is out to get them. We have also applied pressure where necessary to address areas and properties of concern, holding some entities and individuals accountable. Over the past couple years, we have made great improvements in helping us achieve our ultimate goals of protecting Spring Creek property values and enhancing community well-being.

Although the community is improving, Spring Creek has some sizeable challenges ahead and some areas of concern that will have to be carefully addressed to ensure a bright future. This is where I plan to be of assistance if elected. Here are some of my priorities:

- 1.) Water. Continue to address the ever-increasing cost of water and the questionable water service provided by Great Basin Water Co. Many folks in Spring Creek live on fixed incomes, and the cost for water has become burdensome for even the highest wage earners. The trend of dying landscapes, insane water prices, and poor service and infrastructure must stop. I am concerned that our water supply is in a "death spiral." This is my highest concern.
- 2.) Internet. Address the severe lack of quality internet service to Spring Creek. The current internet services to Spring Creek are laughable. I will do my best to seek the best solution and make up-to-date, reliable, quality internet service a reality.
- 3.) Natural gas service is coming to Spring Creek. With that in mind, I will do my best to ensure that the infrastructure is installed with as little disruption to residents as possible.

Protection of our roadways is another concern I have with this process. I will work directly with the utilities to ensure that this process goes as smoothly as possible.

- 4.) Roads. This is by far the association's largest budget item and a top concern. Although a sizeable amount of money has been spent here, roadways continue to fracture and break apart. Areas of our road system need to be re-engineered and rebuilt to ensure a full service-life. I will do my part to ensure that this work is completed in a budget-friendly and high-quality fashion.
- 5.) Amenities. Many of Spring Creek's amenities are in need of repair and updating. Decades of use and limited maintenance have left these facilities in dire need of attention. With the right planning and development, some of these amenities could not only pay for themselves, but also potentially serve as income generators for the association, ultimately lessening costs to members.
- 6.) Fire. The reality of wildfires has been at the forefront of our minds these past couple years. As an association, we need to take steps necessary to lessen our fire risk as much as possible. We must also ensure that our infrastructure, responders and emergency response plan are practiced, and bulletproof should an emergency event occur. Although many steps toward this are already in the works, I will do my part to assemble the pieces and do the legwork, planning and development necessary to give Spring Creek a solid, practical and effective emergency response and escape plan. I will also take the steps necessary to mitigate our fire risks and hazards.

I would like to conclude this letter with a few closing statements. I am a professional, a manager, a hard worker and a fiscally responsible individual. I strongly believe in quality and getting what you pay for. If you are going to do a job, you do it right and you do it once. I hold other people and entities to the same high quality and professional standards to which I hold myself.

Please remember that this is strictly a voluntary service position. No one on the board of directors or the committee of architecture receives compensation of any kind for their services.

I will back your vote for me as director of the 400 Tract with a promise that I will use my skills and ambition to do what is right for our community as a whole. Thank you for your consideration, and I look forward to working with you all in the near future.

Cheers,

John Featherston

Vice Chair, Committee of Architecture