



Friends of Carefree, as our seasonal front door mat proclaims - *“Welcome to Fall, y’all”* - at least for this past week. According to Maricopa County official forecasts, warmer mid-day weather arrives early next week. No, not triple digits, but mid to upper 90s which is 5° to 9° above normal - not especially welcome after the summer we left behind.

Get comfortable, this edition may be a long one, but it contains extremely important information on to how you can more easily provide *your valuable input* to the General Plan. The General Plan, and the process to create it is complex, and it can be confusing. However, dedicated residents have volunteered countless hours to monitor every aspect of the plan and have simplified finding the specific locations that deserve your close attention. They speak out at public meetings, they don’t lie, and they don’t hide. They have provided a sort of roadmap to help you, **but you make the choices and add your comments**. Don’t be swayed by certain council members that say it is too complex so you should allow them to make the choices – as if they are smarter or more important than you. They most certainly are not. Their hubris breeds unadulterated arrogance. Based on the election results I have maintained since 2007, *no council member currently serving, except perhaps John Crane when he served on the P&Z, has ever participated in a prior Carefree General Plan* – there goes their experience card as well.

Please remember that *Carefree’s future* is truly in your hands unless you allow the non-resident staff, certain council members, and at least one know-it-all P&Z member to decide that future for you.

Reading further you will encounter a thoughtful and civil rebuttal to the continuing nonsense emanating from familiar sources. You will read air-clearing facts countering the complete garbage being shoveled your way by the terrible trio on the council (Clue:

CK+SA+VD'), the return of the Hitchon flotsam mill, and the Kroyer-esque editions of Carefree Unity rubbish. If you have watched closely, and paid attention to council members' comments and reactions while on the dais, you probably notice that the terrible trio, in addition to the fool on the hill, are unhappy (or angry) that our mayor now listens to and thoughtfully considers residents' comments as opposed to their cabal's total disregard for all but their tiny clan. *That clan is so yesterday, and it will continue to shrink.*

As a reminder, Carefree Unity was originally created by Mary Roberts [newly appointed in late 2022 and made vice-chair of the P&Z - Priceless!] and Nate Hyde to sell and defend the \$\$,\$\$\$, \$\$\$ Water Project, with Les Peterson cheering them on or coaching in the background - he can't seem to let go. The wisest decision Les made was not seeking reelection in 2022. Retirement is more palatable than a whopping defeat. Unity's charter was then altered to support the bogus Property Tax, and now appears to have been altered once again to lobby for non-resident staff supported changes to the resident-driven General Plan. Unity operates like the Energizer Bunny of *bad choices*. IMHO, and all things considered, the responses from *OurCarefree* are far more civil than warranted.

It is truly regrettable that we will be hearing more nonsense and misinformation from two council members who shall forever be remembered for the lies and misinformation they spewed during the property tax campaign. Cheryl Kroyer, in particular, did not give up on her bold and completely false claim that she ["they"] remained neutral during that campaign. Pinocchio would be shamed by Kroyer's performance. Kroyer should be ashamed as well. Sheila Amoroso continues to spread conveniently distorted information regarding the large debt facing Carefree, adding to the load of manure that "they" will develop the best [General] plan for Carefree's future. As an outspoken member of the Public Service Advisory Committee, she and other outspoken members of that committee were apparently either ignorant or inept for almost two years and failed to focus on the one issue they finally decided they could sell - *response time - long after they finished two versions of their final report which never mentioned that issue, not even once.* Neither

they nor Daisy Mountain ever produced response times figures. No matter, it really just evolved into a Property Tax smoke screen. If all of that was not so sad it would have been laughable.
If all of that was not so sad it would have been laughable.

While Cheryl remains in denial about her past public actions and statements, Sheila currently can't stop herself from attempting to convince people, at the Post Office, about the cost of the enormously expensive water project. She is probably defensive since she is a beneficiary of this \$36.5 million gift we gave her. She insists on telling people the water transition **only** cost \$18 million. With her finance background we have to assume she is either conveniently forgetting about interest, *or is fibbing*. Any Carefree resident who has ever taken on a car loan or mortgage knows about paying interest. Let that sink in for a moment. So, let's go through this again for Sheila. Carefree sold \$18.5 million in revenue bonds. With 4% interest, we add \$13.7 million. And, for the cherry on top, that wasn't even enough to complete the water transition, so the council just approved another \$2 million **zero interest** loan to the water company. That is \$34.2 million of debt that every single Carefree resident is forced to pay off over the next 30 years, courtesy of our ever more expensive water bills.

Sheila conveniently overlooks two other **significant** tidbits of information. **The town forgave** Carefree Water Company debt of \$2.3 million at the beginning of this project, "**a gift**" that came out of the town's General Fund – money that could have been used for other things. This water fiasco has cost us \$36.5 million **that we know about**. *Have you ever had a car loan, mortgage, or a water bill forgiven? Me neither.* The second tidbit Sheila ignores is that because the sole shareholder of the Carefree Water Company is The Town of Carefree, we can safely assume that the \$36.5 million that would have benefitted our town in the years to come, as the sole shareholder that money is now **all going to the revenue bond holders**. Is it any surprise why they are desperate for a property tax or claiming we are looking at a future budget deficit even though, our 'searching for relevance', council member Vince said just last

year “town finances are the best they have ever been and getting better? **What changed? The \$36.5 million debt is what changed!**

*Please note, the considered opinions presented in the above CFM material are mine, and mine alone. While those opinions may reflect the views of many other residents, they may or may not necessarily reflect the views of **OurCarefree**.*

In addition to the topics mentioned earlier, I will also share a letter CFM received from a long-time resident which also recently appeared in The Sonoran News.

*You may read the next three **sections** in sequence, or you can click the following links to read in the order you choose:*

[**General Plan Guide**](#)

[**Rebuttal to various nonsense from well-known quarters**](#)

[**Letter to CFM from Rich King**](#)

Moving on...

The following is time sensitive Carefree General Plan Information, reproduced here with permission from OurCarefree, please be patient, this is important for Carefree’s future:



Dear Carefree Resident,

*Carefree is in the final phase of revising our General Plan. The General Plan is the **foundation that determines the future of Carefree** and guides all future decision making.*

We realize reviewing an 85 page document can be intimidating, confusing and (lets be honest) boring.

*A group of residents (drinking multiple cups of coffee) **narrowed it down to five issues that could have the biggest impact on Carefree's future.** Our intention is not to impose our views on anyone. We share our feedback hoping these issues are important to you too and that you will take a moment to provide your feedback.*

THE DEADLINE FOR FEEDBACK IS DECEMBER 1.

The five areas we believe require further attention in the General Plan draft are:

1.

POTENTIAL FOR A HIGH DENSITY DEVELOPMENT ON THE NW CORNER OF CAREFREE HIGHWAY AND TOM DARLINGTON.

WHY DOES THIS MATTER?

A major amendment to Carefree's 2012 General Plan was approved at the December 2021 Town Council meeting. As a result of this General Plan amendment, the private land on the NW corner of Carefree Highway and Tom Darlington is now designated as a Special Planning Area (SPA).

While this area is still currently zoned Rural -70 (1 house per 2 acres), the SPA amendment allows for the consideration of significantly higher density development such as a resort/spa. We recommend more specific language added to the General Plan that ensures any future development of that corner does not result in the type of disappointment many of us share with the Hampton Inn.

OUR FEEDBACK

- Page 37 Goal SC -10 should become two separate goals. SC -10 language remains as written but pertains only to NEC of Carefree Highway and Cave Creek Rd.
- Page 37 Add Goal SC-11. SC-11 should apply to the NW Corner of Carefree Highway and Tom Darlington. Policies under SC-11 should establish a resident oversight committee. If the proposed development requires rezoning, language should: ensure the existing flood plain is left in its natural state and protected from erosion, designate a substantial open space buffer to protect existing residential neighborhoods, restrict height of any building to 2 stories and/or less than 30', prohibit open recreational courts (pickle ball), fast food pads, box stores or storage facilities, protect important view sheds and assure any new development does not contribute to an increase in traffic, noise or light pollution.
- Our feedback offers a compromise. We recognize some residents feel strongly they will not vote in favor of this revised General Plan if an SPA for the NW

Corner of Carefree Highway and Tom Darlington is included in the Future Land Use map. **If that is your position, please provide that feedback.**

2.

A STRONGER COMMITMENT TO CAREFREE PARK.

WHY DOES THIS MATTER?

The number one priority Carefree residents stated in the General Plan survey was the desire to preserve more open space. Carefree Park is a non profit 501(c)3 dedicated to creating a nature preserve accessible to the entire community on 48 acres of Sonoran Desert located 1/2 mile from downtown Carefree.

This is one of the last remaining and only accessible large parcels of land in Carefree. With the support of residents and the Town of Carefree, this could become one of the most significant contributions of this General Plan - a visible testament to resident's commitment to preserving the natural beauty of Carefree for generations that follow.

OUR FEEDBACK

- Page 39 Include a paragraph describing Carefree Park's mission.
 - Page 52 Goal OE-1 Policy 6: Carefree Park should be named in this policy.
 - Non committal language is used throughout the General Plan as it refers to Carefree Park and their mission. **The number one priority of residents is to preserve more open space.** Carefree Park's sole mission is aligned with that priority. Therefore the language in the General Plan must reflect an unambiguous and strong partnership with Carefree Park.
-

3.

INCREASED OVERSIGHT FOR CAREFREE WATER COMPANY.

WHY DOES THIS MATTER?

The 7 individuals on the Board of Carefree Water Company/UCFD that request loans from the Town's General Fund, or recommend major projects requiring the sale of revenue bonds are the same 7 individuals who approve the loans, and the sale of revenue bonds.

There is no independent oversight nor a vote of Carefree residents. We need increased transparency and independent oversight.

OUR FEEDBACK

- Page 59 add Goal OE-10: Carefree Residents will have direct representation on the Board of Carefree Water Company/UCFD.
- Page 59 add Goal OE-10 Policy 1: Carefree Water Company/UCFD will revise the structure of the Board of Directors to include The Mayor of the Town of Carefree, one additional Town Council Member and 5 elected residents that will serve a four year term.
- Page 59 add Goal OE-10 Policy 2: Any Carefree Water Company project that requires a loan and/or sale of revenue bonds will go to a vote of Carefree residents.

4.

MODIFY THE SENTENCE: “As new development occurs the Town will need to allocate resources to maintain existing infrastructure while also expanding those systems to accommodate the increase demand.”

WHY DOES THIS MATTER?

Carefree is a small town at almost full buildout. There are only three areas remaining with potential to generate any meaningful new sales tax revenue. Promoting development within or directly adjacent to existing infrastructure is the most cost-effective development strategy. The two growth opportunities that meet this criteria are:

1. Revitalization of Town Center and
2. NE corner of Carefree Highway and Cave Creek Rd.

This area generates the majority of Cave Creek’s sales tax revenue. Development should not be scattered around Carefree but, instead, be concentrated where there is already proven commercial success as with NEC of Carefree Highway and Cave Creek Rd or, where there is already existing infrastructure as with Town Center.

OUR FEEDBACK

- Replace the Cost of Development sentence above with “Development will be encouraged within or directly adjacent to existing infrastructure and service areas

to ensure the most cost effective development and to protect Carefree's semi-rural character."

- Replace Goal PF-3 with "Minimize the Town's cost of services and infrastructure while protecting our semi-rural character."
- Add Goal PF-3/Policy 1: "Promote development in areas within or adjacent to existing infrastructure and services, particularly in the Town Center and the NE corner of Carefree Highway and Cave Creek Road.
- Add Goal PF-3/Policy 2: "New development is subject to an analysis process that examines water requirement and projected usage.

5.

ELIMINATE LANGUAGE THAT SUPPORTS RESIDENTIAL DEVELOPMENT ABOVE DOWNTOWN CAREFREE RETAIL SHOPS

WHY DOES THIS MATTER?

The Hampton Inn and View Town Homes have blemished the magnificent views Carefree residents once enjoyed. These developments have detracted from Carefree's scenic community character. Adding a second story residential development above retail shops will only further detract from our Town center.

OUR FEEDBACK

- Page 24 - Town Center description should remove the reference "residential above commercial and offices..."
- Page 27 - Remove the sentence that reads "Residences above retail space would allow for additional population to support the viability of businesses at street level..."

To provide your feedback use this form [click here](#)

To review the General Plan draft [click here](#)

If you need help accessing these forms please contact www.ourcarefree.com for help.

We will not tell you how to fill out the form but we are happy to help you if you are having trouble providing feedback.

Copyright © 2023 OurCarefree, All rights reserved

[Return to Sections](#)

Rebuttal to various nonsense from well-known quarters, also reproduced here with permission from OurCarefree:



Dear Carefree Resident,

As a group of concerned and dedicated members of this community, we are alarmed by recent discourse suggesting that Carefree residents should blindly place our faith in the hands of our elected officials.

These “elected officials” led us to decisions like the Hampton Inn, The View Townhouses, and a staggering \$35 million water transition debt, which will burden our town for the next 30 years.

These are the same people that fear mongered Carefree residents with a property tax disguised as a “public safety” concern. It’s time to say, “NO, THANK YOU.”

Trust is not freely given, it must be earned. Regrettably, our town’s recent history has not done much to earn our trust.



WHEN YOU TRUST A PERSON YOU EITHER HAVE A FRIEND OR YOU HAVE A LIFE LESSON



Let's scrutinize some of the misinformation that has been circulating:

CAREFREE PARK

The number one priority identified by Carefree residents is **the preservation of our open space**. Our General Plan should unequivocally commit to the mission of protecting the last large area of Sonoran Desert from development. Carefree Park's mission is in perfect alignment with our residents' wishes.

It is both short-sighted and imprudent of these groups to question the integrity of Carefree Park and suggest donating only to the Desert Foothills Land Trust (DFLT).

What they conveniently omit is that Carefree Park is also a non-profit 501(c)3 organization, subject to the same legal regulations as DFLT.

Wendy Mattes, co-founder of Carefree Park, boasts an impressive track record as a board member of other successful non-profit organizations. She is bringing her expertise to benefit Carefree.

It is essential to recognize that the primary difference between DFLT and Carefree Park is that the latter is exclusively dedicated to Carefree, while DFLT preserves open space across the valley. Carefree Park's sole objective is to create a 48-acre park just half a mile from our Town Center.

Did you know that we are the only town in the area without a large multi-acre trail system easily accessible to everyone? Carefree residents deserve a safe, traffic-free space to gather and to enjoy a healthy and active lifestyle as a community.

NORTHWEST CORNER OF CAREFREE HIGHWAY AND TOM DARLINGTON

As you are aware, Arizona Law mandates that the General Plan be updated and put to a resident vote every 10 years. By these guidelines, Carefree's revised General Plan should have appeared on the ballot in November 2022.

However, our "elected officials" chose to delay the General Plan update during the Covid lockdown, **but inexplicably voted to approve a MAJOR AMENDMENT**, altering the land designation at the Northwest Corner of Carefree Highway and Tom Darlington, away from the watchful eyes of residents.

This amendment changed the land designation from Very Low Density Residential, where a few tasteful, high-end homes could be constructed, to a Special Planning Area (SPA) to accommodate a "DESTINATION HOSPITALITY/RESORT."

Do we genuinely want a "DESTINATION HOSPITALITY/RESORT" that could mar the very landscape that defines Carefree, with its ionic boulder piles and majestic views of Black Mountain, welcoming residents and visitors alike?

Moreover, let us address the dubious attempts to induce compliance by instilling fear among residents, suggesting that development of the Northwest corner is a necessity due to "projected declining revenue." This is a perplexing assertion.

Councilman D'Aliesio himself proclaimed **in June 2022 that Carefree's finances were "the best in the history of our town...and continuing to get better."** This statement was made before the opening of the Hampton Inn.

One must ponder, what has transpired in a mere 15 months to alter our towns' financial landscape so dramatically? [\[The burden of \\$36.5 Million Water Project debt! Addition by CFM\]](#)

It is also intriguing that there's a conspicuous absence of any discussion regarding the development of Carefree's prime 27-acre parcel situated on the coveted Northeast corner of Cave Creek Road and Carefree Highway.

Despite having commercial zoning since 2018, this land has languished without any progress.

The time has come for our “elected officials” and town administration to pivot their efforts and focus on unlocking the enormous economic potential of the Northeast corner of Cave Creek Road and Carefree Highway, especially if their concerns about declining revenue hold any truth.

Also, let’s not overlook the fact that a vacant CVS space eagerly awaits a new tenant, providing yet another avenue for economic growth that cannot be ignored.

In conclusion, we wholeheartedly advocate the removal of the Special Planning Area (SPA) designation from the Northwest Corner of Carefree Highway and Tom Darlington from the General Plan.

It is imperative for the Carefree General Plan to mirror the wishes and aspirations of its residents. Once ratified, this document will serve as the guiding blueprint for our town’s next decade.

We sincerely hope that you share our conviction that EVERY resident should play an active role in shaping the future of the town and not leave it in the hands of a few.

Here are three ways you can contribute:

1. Provide your feedback to the General Plan by December 1 [[CLICK HERE](#)]
2. Insist on a resolute commitment to Carefree Park in the General Plan.
3. Demand the removal of the SPA designation on the Northwest Corner of Carefree Highway and Tom Darlington.

Please, take a moment to write to the following individuals, urging them to listen to and honor your wishes:

stacey@Carefree.org - Planning Director & Zoning Administrator

Council@Carefree.org - Carefree Town Council Members

MatthewK@mbakerintl.com - General Plan Consultant

At the end of the day, Carefree is our home, our community and our responsibility. We firmly believe that every resident should be actively engaged in shaping the decisions that will leave a lasting impact on Carefree.

Sincerely,

OurCarefree Team

[Return to Sections](#)

The following is a letter received by CFM on 11/02/23, written in response to a recent conversation the author had with council member Amoroso at the Carefree Post Office:

CAREFREE'S SHELL GAME

Now that the 2023 Carefree Property Tax Initiative was defeated, I remain puzzled as to who is actually responsible for paying the \$30M Bond water project on Tom Darlington Drive.

I was under the impression that responsibility lay with the City of Carefree Water Department; however, a recent encounter with a current council member indicated that the project was “only” \$18M Bond and they had a “plan” for payment.

Research into these bonds produced the following:

- Bonds issue date was September 2, 2021 with an 8-year call date of 2029 and a maturity date of July 1, 2046
- The Bonds were tax-free Municipal Bonds with a coupon of 4%
- A few bonds were recently offered at a discount on the secondary market

Unlike most municipal bonds, this same council member admitted that no advertisement was made in reference to a bond offering.

Neither a project nor a bond issuance was presented to the residents of Carefree as a ballot option. By the bond maturity date of 2046, most of Carefree's current residents will have moved on or passed on. Was this the “plan”?

Whether the Carefree Water Company or the City of Carefree (they're joined at the hip) is fiscally responsible for paying off these bonds, the current debt may well rest on Carefree's citizens and property owners.

No matter which shell the “peas of truth” are under, identifying Rural Metro as a reason for a property tax is a red herring.

Richard King
Carefree Resident

[Return to Sections](#)

And there you have it, for now.

Respectfully submitted by John Traynor

Notice: In addition to reporting *facts*, this Newsletter will contain the author's perspective on topics or events affecting Carefree residents. That perspective may not be popular with the mayor, council members, staff, town attorney, or Facebook Trolls. The fact is, I don't care what they think.

If we lived in a perfect world, we would need but one newspaper.

God Bless America.

If you wish to **Subscribe** to this Newsletter [Click here](#)

or

If you wish to **Unsubscribe**, simply [Click here to Unsubscribe](#)

Carefree, what life should be!

Copyright ©2015-2023, CarefreesFutureMatters.com * All rights reserved.

"The only thing necessary for the triumph of evil is that good men do nothing."

Attribution not verified; Not JFK and Not Edmund Burke. Possibly philosopher John Stuart Mill, 1867.

I attribute it to Common Sense!