

The Community of Scotia depends upon your YES vote on “Measure T” in the Election on August 30, 2011. The alternative could include the prompt end to the Scotia Community as we know it, including your ability to live here.

Substantive advantages of CSD formation include the following:

- preservation of the existing community institutions – (Churches, School, VFD, businesses),
- Improvement of the quality and condition of the town's infrastructure,
- Direct democratic control by the existing community members **whom you may now elect**
- Permanent dedication of civic assets for the community:
 - Winema theater,
 - Scotia Museum
 - Scotia parks (Firemans Park, Carpenter Field, Community Forest)

Failure of the Scotia CSD Ballot measure – A majority NO vote on Measure T

Renders formation of the CSD and Scotia subdivision impossible. As a consequence,

- All the neighborhoods of Scotia may be *promptly marketed and sold as a unit*.
- Such a sale can occur tomorrow, without any permit or permission, from anyone.
- One of the first things a new owner may do is *terminate all tenancies*
- Under a new Owner, Scotia could be used exclusively for *that owners' special purpose*
 - Native tribal land,
 - Senior residential care community
 - Tax Exempt Religious organization / community,
 - Movie production studio, etc.
- With a NO vote on August 30, 2011 one of these may become an economic necessity.
- However, it will change Scotia forever, and such change could effectively put an end to our community, and your ability to live here.

Change will inevitably come to Scotia. The residential, commercial and industrial property in Scotia will eventually be sold. But on August 30, 2011, the local electorate will decide what kind of change, and how quickly it will come.

Confirmation of the CSD formation -- a majority YES vote on Measure T August 30

- Elects Scotia Residents of *your choice as your representatives* to the Board of Directors
- Over the course of the next *several* years, the infrastructure in Scotia will be upgraded according to plans approved by the County agencies (at the expense of Town of Scotia Company (TOS)).
- TOS will continue to maintain, repair and rent Scotia homes to you, the community residents.
- In phases, over time, where and when the infrastructure is completed, inspected and approved, and the streets are all repaved, those civic assets may then be conveyed to CSD.

On that same phased subdivision schedule, *over several years*, Scotia homes and businesses will ultimately become available for sale.

- Homes may be purchased by current residents,
or, if you choose not to purchase under the terms of your existing lease-option agreement,
- by others who want to invest and become homeowners and residents in the town of Scotia.

But, under the governance of the Scotia CSD, over the course of the years that it will take to improve the infrastructure, to subdivide, market and sell homes, ***there will always be a Scotia community.***

- Utility service will be uninterrupted;
- Scotia's public school will continue to serve the needs of the community and to educate its children;
- the Scotia Volunteer Fire Department will continue to serve and protect the community;
- Town of Scotia Company will continue to maintain and repair the homes and rent them to tenants,
- Many homes may be purchased for rental income purposes, and will continue to be leased to tenants;
- Rental property will always constitute a significant component of the residence pattern in Scotia under CSD governance.

The Community of Scotia depends upon your YES vote in the Election on August 30, 2011.

Please support Measure T, and elect your representatives to the Scotia CSD Board