

From: Larry Headley, Mayor <lawrence.headley@gmail.com>
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To: lawrence.headley@gmail.com
Subject: Test Message - Interlaken Town eNews > Mark Your Calendars . . .

Interlaken Town

Friday, July 24, 2015

eNewsletter

AT A GLANCE

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**Interlaken Town
Special
Informational
Meeting**

**6:00 pm, August
17th, Midway
City Community
Center**

Interlaken
Mutual Water
Company
Annual

FROM THE MAYOR

NOW IT'S UP TO YOU!

We have become Interlaken Town and secured year-round ownership and use of our roads. Now, it's up to you and other lot and home owner to take action. Where and why do you need to take action?

Attend the **Town Council Informational Meeting**, 6:00 pm, August 17th, in the Midway City Community Center. Learn why you may want to merge our water company (IMWC) into the new Town. Explore "flat fee" and "real estate tax" funding alternatives.

Everyone - all owners - need to attend this meeting. Mark your calendar now. Understanding the issues will allow you discuss them with neighbors and, most importantly, prepare you to vote at the IMWC Annual Meeting (read about it).

The Council must act quickly to prepare a budget and to decide on how to raise the

Shareholders Meeting

10:00 am,
August 29th,
location to be
announced.

A QUORUM IS ESSENTIAL

Interlaken Town Council Meeting

August 10:
Council
Workshop at
5:30 pm;

Regular Meeting
at 6:30 pm

Two Reasons To Avoid Using Property Taxes To Raise Funds

First, funds raised from a property tax would not be available until December of 2016, 12 months after we need the funds.

Second, a property tax will fall unevenly upon our community, partly

necessary funds. The Council has decided, if possible, to stay the course and assess the community as we always been assessed—with a single assessment equal for all. But, without your help and support, that simply won't be possible because of a change in State Code.

Please share this e-mail with your friends and neighbors. Look for e-mail updates soon.

If you have immediate questions or concerns, contact us by phone or e-mail. Our contact information is at the left.

Lots of details on these issues will be presented, explained and discussed at the **Informational Meeting**. As your Mayor—and more importantly—as your neighbor, I urge you to attend this meeting.

Sincerely, Larry Headley, Mayor

YOUR PARTICIPATION IS ESSENTIAL

Interlaken Town Special Informational Meeting, 6:00 pm, Monday, August 17th, Midway City Community Center

One fact has emerged with clarity: we cannot levy a flat assessment if our water system is not transferred to the Town.

If we don't do this, IMWC must continue to assess you, but solely to support management of our water system.

Only our Town can raise funds to maintain our roads. Without transferring IMWC, the Town will then be forced to levy a property tax.

because it is based on the value of your homes (the mill rate levy calculated by the County based on property value).

This also occurs because the State mandates a 45% “discount” accorded primary home owners.

Your Council wants to avoid a situation where second home owners pay almost twice the tax primary home owners pay for equal value / assessed homes. Given home values in our community vary widely, the disparity from using a real estate tax would be even greater.

There are two things you need to know about a property tax.

**Interlaken Mutual Water Company (IMWC)
Annual Shareholders Meeting
10 am, Saturday, August 29th, location yet
to be confirmed.**

This is a meeting where we must have a quorum. Failing a quorum, the shareholders will not be able to vote on two critical measures.

First, whether or not to transfer / merge the water company (IMWC) to the Town as a municipal water system. As explained above, there are many benefits of making this happen.

Second, in the event owners do not agree to the above, we will vote on transferring all IMWC specified road maintenance funds to the Town.

Without a quorum and a majority of affirmative, "YES" votes, to either of the above motions, Interlaken Town would need to obtain a bank loan to maintain our community's roads.

Visit the Interlaken Town Website: [CLICK HERE](#)

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