



## The Value of Your Home is in Danger!

What is the value of your home? \$1 million, \$2 million or is it more? How much of this value can be attributed to your address being "Gordon Woods"? Much of the value is due to the "woodland" nature of the neighbourhood as recognized by the special zoning, designated primarily because of its "significant wildlife habitat, woodland and area of natural and scientific interest". Right now developers are threatening the character of the Woods. The immediate threat is to create nine substandard lots out of one in the centre core of Gordon Woods on the east side of Gordon Drive by way of cul-de-sac and condo road. If this one is successful, what's next? Will every large lot become a cul-de-sac of eight or ten homes? Or will it be townhomes? Two or three developments like these and the end of the Woods is in sight...trees come down, birds and deer disappear, traffic increases and the tranquillity we now enjoy are gone. Gordon Woods becomes just another subdivision - no longer the exclusive address that it is today and the premium associated with "Gordon Woods" vanishes...along with the value of your home.

This is why the Gordon Woods Homeowners Association is going to the Ontario Municipal Board (OMB) in January 2015 to oppose this severance and rezoning to condominium status on Gordon Drive. To do so we need to be represented by knowledgeable, credible, experienced and respected counsel and planners. But it is expensive - at least \$60,000.

The City of Mississauga has accepted a settlement from the developer, and we no longer have them on our side in the fight. In essence, they caved and did not want to spend the time, effort and money for the fight. It is entirely up to you, the residents, to protect the most significant financial investment you have.

In 2007 we created a Defence Fund to help fight (and win) an OMB appeal filed by a developer. If we didn't, our war chest would be depleted quickly to legal costs. We now have another call to action and a need to replenish our fund.

In 2005 Gypsy Moths were the threat. The Gordon Woods residents paid \$135 each to combat the infestation. You paid a portion through the GWHA to demonstrate to the City that you cared and you wanted to be protected against this insect threat.

We are asking that you once again show that you care and contribute a small fraction of the value of your home to the Gordon Woods Defence fund to help protect its value. 1/20th of one percent of \$1.2M is \$600. We are hoping that you believe that protecting the character of your neighbourhood and the value of your home is worth at least that to you. Some residents have already demonstrated their strong commitment and support by contributing thousands of dollars each.

Consider the implications to your own privacy, property and street if this severance in the centre core is permitted. To help preserve our neighbourhood, **please send a cheque of any amount made payable to the "Gordon Woods Homeowners Association" by November 5<sup>th</sup>** to our treasurer Shelly Byman, 189 Breezy Pines Drive, L5B 1B3. We hope that you agree that protecting the value of your home is worth at least \$600 to you. All contributions are gratefully accepted in confidence.

Thank you from your GWHA Executive.