

Gird Valley Residents Support Close of Escrow ASAP!



Fallbrook Golf Course's back nine after the water was turned off on July 26. Photo: Ken Seals, Sept 30, 2016.

As we reported in late September, the badly neglected Fallbrook Golf Course is in escrow. But as with everything related to this property, there has been a hiccup. As of October 29, the lien holder on the property, D-Day Capital, LLC, has not provided the Payoff Demand, a letter itemizing the balance due on the loan balance. Once that balance is paid off, escrow will close and ownership will transfer from the Lambersons to Gird Valley, Inc., owned by Fallbrook residents Jade and Julie Work.

Do take a few moments to [read about this in the Village News](#) and add your comments.

Neighbors living in Gird Valley organized SaveFallbrookGolfCourse.com in January of 2016 to save this land from degradation and loss to large-scale development. This [historically significant property](#) lies in the heart of Gird Valley and benefits from early morning

fog and afternoon breezes. Its 116 acres include a creek, two ponds and a stunning selection of native oaks and sycamores, all habitat for a wide variety of birds and wildlife.

This summer, the land was threatened by large-scale development when D-Day Capital, LLC (managed by [Ronald Richards](#), a Beverly Hills attorney [with ties to developers](#)) purchased the debt on the property and [filed a Notice of Default](#) against the current owner on September 1.

However, the plan is that Gird Valley, Inc. will pay off this debt and the arrears during the escrow process, thus removing D-Day Capital as lien holder.

"When we saw it was headed for imminent development, we decided to buy it," said Jade.



Gird Valley painting, courtesy of Mijoa Rho.

Gird Valley resident Joan McConnell stated, "Beyond appreciating the intrinsic beauty of the location and saving it from development, Jade and Julie have the skills, knowledge and experience to create something really stunning here in Gird Valley. We are here to help them succeed in that endeavor."

"We are reviewing several options for the property," said Jade. "Whatever use we commit to, it will be in keeping with the rural character of Gird Valley and will enhance the neighborhood. We will hold a meeting to share our plans with the community soon and look forward to their insight. Our main intention is to preserve the property from development. While this is clearly the most profitable use of the land, it is important to us to keep this land open for others to enjoy as we have growing up here. The land will be placed in a conservation easement."

The State of California supports the use of [conservation easements](#), declaring, "the preservation of land in its natural, scenic, agricultural, historical, forested, or open-space condition is among the most important environmental assets of California."

Such covenants are held in trust by conservation organizations (nonprofit 501c3 charities) or government agencies such as San Diego County's [PACE program](#). Protecting this land, and other tax-exempt work (beautification projects, wildlife and water enhancement programs,

other tax-exempt work (beautification projects, wildlife and water enhancement programs, protecting native trees), requires the full support of everyone who loves Gird Valley.

Currently 47.74 acres are preserved in Gird Valley by Fallbrook Land Conservancy. The Work family's conservation easement will add another 116 acres of preserved land in Gird Valley.

"We hoped we would find buyers who love Gird Valley as much as we do and Jade and Julie Work clearly fit that bill," said Teresa Platt whose house overlooks the land. "We are thrilled to have the Work family as the new owners and stewards of this very important property. Their commitment to protect the land from development forever is a huge gift to the community! We are all extremely grateful."

Here's hoping the escrow closes soon so we can all officially welcome the new owners of this unique property, our good neighbors Jade and Julie Work and their family, into the heart of Gird Valley!

Sincerely,
The Steering Committee
SaveFallbrookGolfCourse.com

WHAT YOU CAN DO TODAY TO SAVE GIRD VALLEY:

- Visit [our website](#), urge your friends to sign up for our emails.
- [Contact us](#) to donate to help with expenses and/or support a nonprofit.
- Add your comments to the new [articles](#) about the course. Keep the discussion going!



Protect Fallbrook's rural character!

Thank you for your support and spread the word!

www.SaveFallbrookGolfCourse.com

