

## It is Our Town, Our Decision... Our Future

**W**e have learned that it is far better to get out ahead of growth and adopt plans to guide, manage and regulate growth to ensure a high quality, sustainable environment. Or a community can simply react after the fact to piecemeal, fractionalized growth with no benefit to the existing community. Those cities and towns in the Valley that have chosen to ignore growth patterns in the foolish hope that growth would not affect them have been forced to deal with the consequences of their folly. The simple fact is that cities and towns can either develop a vision and control development or growth will control them.

### Buckeye Benefits from Douglas Ranch

**T**he Town of Buckeye has chosen to look to the future. This planning will benefit all of the current residents for years to come. Now the citizens of Buckeye have the opportunity to control the future by voting YES on all three ballot measures May 20.



## A Good Neighbor... The Fund for Buckeye

**D**ouglas Ranch wants to ensure that all residents of Buckeye benefit by protecting our water sources, improving tax revenue for town services and by creating the "Fund for Buckeye".

The **Fund for Buckeye** will be established as a nonprofit foundation that will begin with a million dollar contribution from the Douglas Ranch project, and as the project builds out the fund will grow as Douglas Ranch grows. The fund will build new facilities or renovate existing facilities or parks in Historic Buckeye. The fund will involve current Buckeye residents deciding which projects will benefit the community.



If you are interested in serving on a committee that will help guide the Fund for Buckeye and the projects that will be considered, please visit our web site at:

[www.yesforbuckeye.com](http://www.yesforbuckeye.com).

## Our Water, Our Future

**W**ithout a coordinated master plan and annexation of the Douglas Ranch, the Hassayampa Plain aquifer could fall victim to haphazard development which could include thousands of individual wells and septic fields of questionable design and safety jeopardizing the long-term quality and control of the aquifer. Thanks to the proposed annexation and master plan of Douglas Ranch, this aquifer under the new town boundaries of Buckeye may also help serve other parts of Town if needed and will be operated under the close watch of state regulatory agencies that govern the protection of our water source. This approach preserves the potential for long-term productive use of this local resource and helps protect current Buckeye residents.



### Arizona Law Requires 100 Years of Water

**T**here have been many false charges leveled by out of town opponents to scare Buckeye residents. However, state law makes it clear, there must be 100 years of assured water supply before any houses can be built. Additionally, an amount of non-groundwater must be recharged into the ground to replace the groundwater pumped out, so that there is no net depletion to the groundwater basin, of which the Hassayampa aquifer is a part.

We have the chance to control our water supply and our future.

# Vote Yes for Buckeye...

## Vote Yes for Douglas Ranch!

- Vote Yes to support a comprehensive, reasonable and long term managed growth plan, not haphazard, "wildcat" development that could damage our environment, quality of life and property values.
- Vote Yes because this plan forces the new development to pay its own way. New roads, schools, parks, sewer, and other infrastructure will be paid for by the new development not by current Buckeye residents.
- Vote Yes because Douglas Ranch will create economic vitality that will produce revenue for the town of Buckeye to provide even better services to current residents without raising taxes.
- Vote Yes so that Douglas Ranch is not split up into hundreds of individual parcels with no way to provide appropriate infrastructure and the cost of growth pushed on to taxpayers.
- Vote Yes to provide the Town of Buckeye control of the Hassayampa water basin, ensuring access to this valuable water source for Buckeye's future.
- Vote Yes to support the voter approved, general plan for managing growth, passed by Buckeye voters in 2002.
- Vote Yes to create the "Fund for Buckeye" which will build new projects or renovate existing facilities in historic Buckeye paid for from proceeds from Douglas Ranch.
- Vote Yes to send a message to an out of town corporation who does not pay taxes in Buckeye and is interfering in Buckeye's future for their own gain at the expense of us.
- Vote Yes to create a quality of life in the town of Buckeye which includes farms, neighborhoods, parks, open space, trails, schools, stores, police and fire stations and quality infrastructure.
- Vote Yes so that Buckeye benefits from Douglas Ranch. Douglas Ranch is good for our town, our families, and our future.



**We have the chance  
to take control of  
the growth that is  
coming and manage  
it to benefit all  
Buckeye residents.**

- Yes
- Yes
- Yes

**Listen to someone you trust...**

*"I will be voting yes on Douglas Ranch since it is good for Buckeye and great for the residents."*

- Connie Bailey

*"I work with water issues everyday. I have carefully studied how Douglas Ranch affects water in Buckeye. I strongly support the Douglas Ranch annexation because it is good for Buckeye's water future. Please vote for Buckeye and our water future by voting for Douglas Ranch."*

- Jackie Meck

**For more information, visit our  
website at [www.yesforbuckeye.com](http://www.yesforbuckeye.com)**

Major funding provided by Sonoran West Properties, LLC

**On May 20, 2003  
Vote Yes for Buckeye  
Vote Yes for Douglas Ranch**

Paid for by Yes for Buckeye,  
Yes for Douglas Ranch Committee  
P.O. Box 692  
Buckeye, AZ 85326