

Meadview Monitor

1965 ADVERTISEMENT

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Lake Mead Community Now Firmly Established

Complete information about Arizona's
Only Fully Developed, Privately
Owned Property Located Actually
Within The Boundaries Of The Lake
Mead National Recreation Area

meadview

Sales Completion Date Announced

Persons who have been thinking about purchasing property in the Meadview Community of property owners who have been thinking about purchasing additional property are urged not to delay too long, Frank Olinde, president, observes.

The sales completion date for the sale of all lots in the seven newly opened subdivisions has been announced as December 31, 1954.

"Selection right now is excellent, and I would like to extend my personal invitation

to all property owners and interested parties to visit Meadview at their earliest opportunity," Olinde said. "We're sure they'll be impressed with the progress that's been made at Meadview in the last five years, and

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New Trade-In Plan Announced For Most Meadview Properties

Landex Director of Sales, Joe Hutchings, has announced a "Trade-In Plan" which is available on the purchase of certain Meadview properties.

Hutchings stated, "We have had many requests in the past to accept trade-ins of property located in other areas as down payments on Meadview lots.

"Until this time we have

never been able to accommodate these requests, but we have now made special arrangements whereby we can accept title to some properties in other areas and apply them as a partial payment for

purchase of Meadview property."

Anyone interested in getting additional information about applying their equity or ownership of property in other areas

towards purchase of Meadview property should inquire at the Meadview Development Office whose address and phone number is on the last page of this newspaper.

\$1000.00 Certificate Offered To All Buyers

Development Manager Paul Mullane has described a new certificate valued at \$1,000 which will be given to each new Meadview property owner buying in one of the seven new Meadview subdivisions.

Between now and December 31, 1974, any person purchasing one or more lots in the subdivisions of Meadview Terrace Unit 2, Meadview Valley Units 1 and 2, Meadview Knolls, Meadview Highlands, Meadview City Center and Meadview Foothills, will receive the \$1,000 certificate.

Mr. Mullane stated, "As we have often said in the past, we are primarily community developers, and we are interested in seeing these new areas become developed with residents moving in.

"We are therefore offering a \$1,000 discount certificate to any purchaser who improves their property on or before December 1, 1975, in such a manner that it becomes a habitable residence or commercial building," he said.

"The only requirement in order to qualify for the discount is that it be completed within this time period and meet the normal requirements described in the Declarations of Restrictions which are recorded on each subdivision unit to protect the property values of all property owners."

Mullane continued, "We have never before offered any discount for building at Meadview. It hasn't been necessary, and it really isn't necessary now. We're just interested in stimulating the growth even faster than would normally occur, and we feel this is a good way to do it."

Information on the \$1,000 certificate and discount as well as other information on the Meadview properties may be obtained by writing or calling the Meadview Development Office. See Page 8 of the section for the phone number and address.



One of five existing storage reservoirs supporting the Meadview water system. Referred to as "one of the finest in the state," the Meadview water system presently has 25 miles of water mains installed. Water for the system is

derived from 11 wells located throughout the Meadview community. The water is so pure that no filtration or treatment of any kind is required.

Financial Arrangements Set For All Street, Water Improvements

Landex Secretary-Treasurer and Development Manager Paul Mullane has announced that financial arrangements have been completed to insure installation of the remaining improvements at Meadview.

Mullane stated, "At the present time, the water system for the last seven Meadview subdivision units is

approximately 40 per cent complete, while the road construction ranges from 30 per cent to 100 per cent complete, depending upon the specific area."

Mullane continued, "Due to increased governmental regulations, it was necessary to satisfy certain regulatory agencies that the money was actually available to complete

the improvements.

"As a result, financial arrangements have been made with Bancor Financial Corporation in Phoenix, Ariz., to insure completion of the remaining improvements in these subdivisions," he said.

Mullane concluded, "Our improvement program continues daily, and each month sees another mile or

two of water mains installed, and several more miles of road construction completed. All proposed improvements will be completed and installed on or before January 1, 1978, in each of the last seven Meadview units, but at our present rate of construction, it appears that all improvements will be completed ahead of schedule."

Meadview Civic Association Is The Key To Fine Community Life

"What is the single most important element or factor in establishing a community as compared to, say, just a subdivision?"

This is the question that was asked of Frank Glindmeier, President of Landex, Developers of Meadview, Arizona.

Mr. Glindmeier replied: "That's an easy question to answer. It can be described in one word... 'involvement.' When property owners become involved in the affairs of their area, you've got a community. Until that time, it's only a subdivision."

"In 1970, when we decided to really get the development program heavily underway at Meadview, we realized that a property owner's association of some sort would be a must."

"We were able to look back and profit from our experience at the Riviera. A property owner's association had been formed there, and it was doing a good job, but there was one major problem. They didn't have any money. The property owner's association had already been formed, and certain facilities had already been completed when we purchased the development in 1964."

"As a result of our involvement in the development, many additional facilities were completed and given to the property owners, but no method of funding the property owner's association was ever established. Consequently, while the association today at the Riviera has a substantial

asset in the form of the clubhouse, etc., it also is a liability since they don't have the funds readily available by which to properly maintain it."

"As you might guess, voluntary contributions are not a successful or consistent way of collecting money. They also lead to hard feelings between contributors and non-contributors."

"Realizing that this was not the way to go, we made a study of many different property owner's associations to determine the ones that worked and the ones that did not. Several things became quite apparent and consistent as to the associations which were successful."

"First and foremost, they had to have adequate funding. Second, management of the

association had to be spearheaded by the developer until such time as there was a sufficient population base in the community to take over active management."

"These were the guiding criteria when we formed the Meadview Civic Association, Inc. in 1970. The Association is a non-profit Arizona Corporation, and each purchaser of property at Meadview becomes a member."

"Each lot sold at Meadview carries an initial assessment of \$25 and thereafter, an annual assessment of \$15. Only because of the large number of lots involved is it possible to keep the assessments at these low rates."

"When the sales program is complete, over 4,000 lots will

be subject to the annual assessment of the Association, and a little quick arithmetic will show you that that's in excess of \$60,000 per year of income."

"So much for the funding, now let's talk about the leadership and guidance of the Association. The initial Board of Governors consisted of officers of the Development Corporation. Their term as the Board of Governors was for five years. Consequently, next May 31st, a Board of Governors will be elected from the property owners themselves at Meadview."

"Contrary to popular belief, the Meadview Civic Association isn't a country club, and their main duties and responsibility is not to

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The Meadview Civic Center is the gathering place for the Meadview residents and is the heart of the social activity at Meadview. The auditorium wing of the Center in the right of this picture is being completed this month. The commercial

areas of Meadview and the homes in the Meadview Terrace area are visible in the background of this photo.

Two Bright Young Men Spell Success

Two bright young men, a dream, diligence, adaptability, integrity -- take those factors and combine them with a set of circumstances and you have a modern success story.

Paul Mullane and Frank Glindmeier found some privately owned land located in the Lake Mead National Recreation area in 1960, purchased it, and developed it on a shoe string, to the point where sales of all lots in the Meadview Community subdivisions will be completed by December 31 of this year.

The combination of talents had its beginnings in 1950, actually, when Paul and Frank first met while they were both employed by Mountain States Telephone Co. in Phoenix. Paul was 23 and Frank was 19 at the time.

Three years later the two left the telephone company to join the staff of the Western Engineering, Inc., in Scottsdale, an engineering and surveying company.

The surveying work introduced them to land development, and they began dreaming of starting a development project of their own.

In 1956 they formed an engineering company of their own, the M & A Engineering, Inc. They were both registered land surveyors in Arizona.

There were six partners in that engineering company and things went smoothly for four years, but there were too many chiefs and Paul and Frank left the organization to form a partnership company, Delta Surveying. That was in 1960, the same year they located the property at Meadview.

In 1964 they purchased and assumed the development of the Riviera subdivision on the Colorado River nine miles below Davis Dam.

The big plans for development of the Riviera

involved a lot of promises which a lot of people wondered about. But 3 1/4 years later the sales development program at the Riviera was completed. On that same date, every promised improvement was also completed.

In the Riviera, 4,100 lots were sold to families who had purchased them for use as a second home, future retirement home or as a long-term investment.

Today more than 40 per cent of the lots in the Riviera have been built on, the community has its own shopping facilities and boasts a permanent population of more than 2,000 persons. The community population swells every weekend as hundreds of southern California families migrate to the river for a weekend away from the big city.

Paul and Frank came up with the combination for success at the Riviera. They're proud of the two marinas, the community club building, the grocery store, restaurant and resort complex.

In the meantime, the development at Meadview had been resumed in 1966. A water supply was determined in that year and the road to South Cove had been completed assuring access to Lake Mead.

From there the Meadview project moved ahead, and in 1971 everything was "go" for a full sales and development program.

Starting here, pulling back there, shifting goals, returning to original goals, Paul and Frank have never launched a project, or a phase of a project, in which they didn't agree. If one of them vetoed it, the project didn't go forward.

Arizona has been good to these two bright young men, and Paul and Frank have been good for the land development business in Arizona.



Developers Paul Mullane, left, and Frank Glindmeier have guided the Meadview development from its initial acquisition on through to the completion of sales which are now scheduled for December 31st of this year.

MCA, cont'd.

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simply own, operate and maintain the Civic Center. True, this is part of it, but only the smallest part as far as I'm concerned.

"As the name implies, the Meadview Civic Association is responsible for the entire affairs of the community. Through its architectural committee, it supervises the restrictions of properties at Meadview, helping to insure property values.

"It publishes and distributes the Meadview Monitor, the community newspaper which keeps local residents and distant property owners alike informed as to community events.

"If necessary, it will maintain streets within the community, as well as providing for any other community need which benefits all of the property owners.

"A recent example of this is the garbage service that has been provided and paid for by the Meadview Civic Association for the past year. The county will soon be taking over this burden, but in the meantime, property owners have the Meadview Civic Association to thank for it.

"Finally, the Association owns and maintains the recreation complex known as the Meadview Civic Center. Future additions to the Civic Center will be determined by the Board of Governors and the membership on the basis of need.

"The Civic Center sits on nine acres of land originally donated to the Association by Paul Mullane and myself. It is located smack dab in the heart of the Meadview Community and in the center of the Meadview City Center subdivision.

"Property owners at Meadview can indeed be assured that they have a stake in a growing vital community, and they also have a voice in its government through membership in the Meadview Civic Association," Glindmeier concluded.

Meadview Only Development In Mead Rec. Area

Meadview is the only community development located within the boundaries of the Lake Mead National Recreation Area.

The beginning of the Meadview Community grew out of the research of the developers in seeking privately owned land within the Recreation Area for subdivision development purposes.

The results of that study? There wasn't any privately owned land on Lake Mead.

The four sections of land purchased for the Meadview development were the closest privately owned parcels of land to Lake Mead.

Since Meadview is located on the only available land in the area there are no other

developed subdivisions located in the Lake Mead National Recreation Area.

The completion of the engineering marvel, Hoover Dam, harnessed the once ungovernable Colorado River and created the huge Lake Mead National Recreation Area.

Lake Mead was named for Dr. Elwood Mead, Commissioner of Reclamation from 1924 to 1936.

Recreation and adventure are available for every age and interest in the Lake Mead National Recreation Area. The dam itself offers services and tours to tourists who make a point to include Hoover Dam on sight-seeing itineraries.

Now Firmly Established

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very likely they'll find a lot that's just right for them in one of the new subdivision units."

A full sales effort is now being devoted to the last seven Meadview subdivision areas which have now been filed with all appropriate governmental agencies.

"We're making a concerted effort to conclude our entire sales program on the Meadview project by December 31st of this year," Glindmeier announced.

What's the rush? Glindmeier explained that the answer to that is pretty simple.

"It's no secret that property prices have been advancing steadily at Meadview in the past few years. We have had to raise our prices due to the increased improvement costs," he said.

"Labor, well-drilling costs, water pipe and asphalt costs have just gone crazy, and this

has to be passed on to the ultimate consumer," Glindmeier explained.

"Additionally, sales costs have been increasing for the same reason. If we were to operate in 1975 on the same basis as we are now, there would have to be another price increase.

In announcing the sales completion date Glindmeier reported that a firm development schedule and commitment for the completion of all improvements in the various Meadview units is on file with various state and federal agencies. He said that money has been allocated and set aside for the completion of all improvements in the last seven Meadview subdivisions, assuring their completion.

Each subdivision unit has a different completion date for the various improvements, but by January 1, 1978, every lot in every unit of Meadview will be completed.

Resale Office Available For Land Owners

The announcement that Landex would operate a resale office at Meadview after the initial sales program had been completed was recently made by Landex President, Frank Glindmeier.

Glindmeier said, "In the past months, we have had numerous Meadview property owners request information regarding resale service. We have advised each one of them that when Landex has concluded its primary sales program, we would operate a resale office, and that each property owner would be advised of such at

that time," he said.

"This is the time, and I'm sure that Meadview property owners wishing to resell their property will be pleased to know that after the first of the year we will be accepting listings for resales," he added.

Glindmeier concluded, "For the past several years, there have been two independent real estate brokers in the Meadview Community handling resales for property owners, and it is my understanding that they will continue to provide this service in addition to our own resale office."

Vision, Promises And Progress Comprise The Meadview History

By Jim Hudson

The following interview was recently conducted with Paul Mullane and Frank Glindmeier regarding the history and the development of Meadview, Arizona.

I think it's truly an amazing story and hope that you will enjoy reading it as much as I enjoyed capturing the information.

Q: "When did you first get involved with the property that was to become Meadview?"

G: "It was in May of 1960. Paul and I had been doing research on the area, trying to find privately owned land for subdivision purposes at Lake Mead. We were astounded to find that there just wasn't any privately owned land to be had at Lake Mead. We were finally able to locate four sections of land which were the closest privately owned parcels of land to Lake Mead. Some of them were actually inside the boundaries of the Lake Mead National Recreation Area, so we decided to investigate further."

M: "I still remember with great detail the first day that we saw that fantastic view of Lake Mead from the property. We had limped up Pierce Ferry Road in our old 1966 station wagon which was giving us a problem that day, and we nearly ran off the road when we got to the viewpoint area which overlooks Gregg's Basin on Lake Mead. We had no idea that part of the property actually would look down on the lake."

Q: "What was your first impression of the area?"

M: "Neither Frank or I had been particularly familiar with high desert country such as we have at Meadview. We thought the Joshuas and the rolling terrain were interesting and pretty and hoped that other people would see the same beauty that we did."

Q: "So you then went ahead and bought the property?"

G: "Yes, based upon our initial visit to the property, we decided to acquire the four sections that comprise the original Meadview areas. Since then, we have doubled the area of the community, and it now contains a total of 5,700 acres."

Q: "Did you think at that time that Meadview would become what it has today?"

M: "We really didn't. At that time, we just figured that it would be a good place for weekenders to set up a sort of fishing camp, and that's the basis under which we started the project."

Q: "What did you do about utilities, road and so forth?"

G: "If a project ever was doomed to failure in this world, it surely was Meadview. The only thing was,

Paul and I weren't smart enough to realize it, and since nobody told us we couldn't do it, we went ahead and did it. In 1960, in order to get to Meadview, you had to drive over 40 miles of the crookedest, roughest, sneakiest, one-lane washboard road that I have ever seen anyplace. Believe me, you had to be dedicated just to get to Meadview. Power was 40 miles away, telephone was 40 miles away, and we hauled our water in a little homemade water trailer from Kingman, some 70 miles away."

Q: "Why didn't you drill a well?"

M: "Are you kidding? This project was started on the shortest shoestring you've ever seen in your life. A well would have used up our whole budget."

G: "He's not kidding. It's hard to believe that we started the entire Meadview project on a total of \$12,000. With that we had to buy the land, do the engineering, set up an advertising program, build some roads, and do whatever else you have to do to get something going. Today, it's not uncommon when we sell a lot at that price in some of our more expensive areas. Like I said, the only reason that we made it was because nobody told us we couldn't do it."

Q: "What was the big attraction in the area at that time?"

M: "Really dedicated fishermen would travel the Pierce Ferry Road in order to reach Pierce Ferry Landing which offered just about the best fishing on Lake Mead."

G: "We started off with our advertising in Phoenix, and some of the towns in northern Arizona. We mailed out information to boat owners and believe it or not, some of them came to Meadview and decided to buy property."

Q: "Who was your sales force at that time?"

M: "Frank and I, so you know that if anybody bought property then, they bought it, because we sure weren't salesmen."

Q: "When did you first become aware that there was well water in the area?"

M: "After hauling water from Kingman for a few months, we discovered that there was a livestock well a couple of miles east of Pierce Ferry Road. The rancher that owned the well, Dale Smith, gave us permission to take water out of his tank whenever we wanted it."

G: "Providing his cattle had all they wanted. First came the cattle; the people had second priority."

Q: "What were the lots selling for when you opened your sales program in 1960?"

G: "I can hardly believe it now, but for the first couple of months, you could buy a lot in

Meadview for \$595. Later that year, \$795 became the standard price, but you could buy a lake view lot for \$1,200 or \$1,300, if you can imagine that."

Q: "From what you're telling me, it doesn't sound like you had a very high-powered sales program."

M: "About as high-powered as a wind-up rubberband toy airplane."

G: "But it got us started."

Q: "Were there quite a few people using the Pierce Ferry area at that time?"

G: "Yes, and the number was increasing quite rapidly. The county improved the road ever so slightly, and by 1962, traffic into Pierce Ferry had reached an all time high."

M: "In October of 1962, we opened the first Meadview Marina on Pierce Ferry Road. We offered a small amount of groceries, fishing tackle and gas and oil, and while it wasn't much, to us it looked like a supermarket."

G: "We knew at the time that the traffic at Pierce Ferry would be starting to fall off before too long, because the lake level was starting to drop. The Bureau of Reclamation was beginning to back water up behind Glen Canyon Dam in order to form

Lake Powell, and the level of Lake Mead kept dropping."

M: "Finally, it wasn't possible to get a boat in the water at Pierce Ferry, so there was no lake access."

Q: "What did you do then?"

G: "Well as I said, it wasn't a surprise, and we knew it was coming. We had been trying to get some Government action on establishing a new access route to Lake Mead, but they couldn't get excited about it until finally the access at Pierce Ferry was made impossible due to low water."

M: "It took us three years, but we finally were able to get the Government to build the four and one-half mile route into South Cove, which guarantees our area permanent lake access regardless of water level."

G: "Since that time, of course, the lake level has risen, and we now have access at both Pierce Ferry and South Cove."

Q: "When was the South Cove Road completed?"

M: "In October of 1966."

Q: "I guess you would call this a major milestone then?"

G: "No doubt about it. 1966 was a turning point in the development of the

Meadview Community. That was the year that we drilled our first well at Meadview, and I can't tell you how excited Paul and I were when we found that we had good water. Up until that time, nobody really knew for sure."

M: "Because of that well, we were able to start our first fully improved subdivision. That was Meadview Terrace, and we put in water mains, paved streets and electricity."

Q: "I thought I read somewhere that electricity didn't come into the Meadview community until 1971?"

G: "That's right. Electricity as we know it today, that is, in 1966, we bought two of our own generators and started generating electricity and giving it away free to the residents of Meadview Terrace. This went on for five years. We built our own pole lines, equipped them with their own cross arms, wires, transformers and service connections."

M: "We were the largest non-franchised utility company giving away free electricity in the state."

G: "It was costly, but that's just some of the things you have to go through when you're pioneering and

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Paved Streets And Water Lines Measured By The Mile At MV

The continuing improvement program of street paving and of installation of water mains by Landex, developers of Meadview, assures that completion schedules are met and that promises made on such improvements are kept within the allotted time, if not, in fact, ahead of schedule.

The Meadview Water System is one of the state's finest, and 20 miles of water mains have been completed in the Meadview units during the past 24 months. The total miles of water mains installed is 25 miles.

The recent completion of a 3.7-mile paving project through the subdivisions of Meadview City Center, Meadview Valley Units 1 and 2 and Meadview Terrace Unit 2 brings the total of paved streets to 21.7 miles. Approximately 13 miles of streets were paved in the past 24 months.

Scheduled for installation are 28.5 miles of additional water mains. The installation work is ahead of schedule and will be completed by January 1, 1978. Money has been allocated and set aside for completing all improvements, assuring their completion.

An extensive drilling and testing program during the past 24 months has assured Meadview residents and property owners of a water supply and a water system which is truly one of the finest

in the state of Arizona.

Drilling and tests have been supervised by N. J. Devlin, the consulting engineer retained by Landex for the engineering, planning and surveying of the entire Meadview domestic water system.

Devlin started on the assignment in 1971, and in a recent report he gave the opinion that a water supply adequate to meet all reasonable foreseeable requirements for the Meadview community has already been developed.

All the scheduled water reservoir tanks have been completed. There are five such tanks which provide a total reservoir capacity of 455,000 gallons of water.

The road paving projects are completed on a continuing basis as water lines are installed.

The recently completed 3.7-mile paving project included the paving of the double-laned Meadview Boulevard and Escalante Boulevard, Yates Drive and Sandy Point Drive.

This newly paved loop provides convenient access to a substantial portion of the last seven new Meadview subdivisions and makes it a lot easier for the existing and prospective purchasers to view their property in these areas.

Scheduled in the future are 19.6 miles of additional paved streets.



In this aerial photo, the paved streets of Meadview Unit 8 are in the foreground, while the homes and improvements in the Meadview Terrace area can be seen in the center of the picture. The Civic Center is at the right of the photo and Gregg's Basin on Lake Mead is clearly visible at the left.

meadview

BUILDING TODAY FOR
A BETTER TOMORROW



Every month additional miles of water mains are installed to the Meadview properties. To date, 25 miles of water mains have been placed in service, and await the service connection requests of the property owners. Water mains are installed to Meadview properties at no additional cost to purchasers, nor is there any "stand by" or similar costs to any purchaser until such time as he requests a service connection and meter.

MV History (con't.)

Continued From Page 5

bringing people into a remote area."

Q: "In 1966, did you think that Meadview would ever become what it is today?"

M: "We were beginning to get the picture. By this time, additional improvements had been made on Pierce Ferry Road, and part of it had been paved from Highway 93. The portion going down to South Cove was paved, so all that left was a rough spot in the middle."

Q: "When did the county complete the paving on Pierce Ferry Road?"

G: "In 1968, and that was another major turning point in the history of the Meadview community."

Q: "And then in 1971, electricity and telephone were extended into Meadview by the utility companies?"

M: "That's right, and that had to be the single most significant factor in the growth and development of the Meadview community."

G: "Because of this single accomplishment, we were able to aggressively start a sales program. It had taken 11 years of 'getting ready' to get the community to the point where it would be

feasible for a mass marketing program."

Q: "So your sales and development programs have continued at an increasing pace since 1971?"

M: "Yes, and we're at our all time high in both the sales and development of the community at this time."

Q: "What do you think the future of the Meadview community will be compared to, say, the Riviera and other subdivisions on the Colorado River?"

M: "I believe that you're going to see the same growth rate at Meadview that we experienced at the Riviera."

G: "There's one major difference, however. Because we own all of the land that is available in this area, there are no other competing subdivisions to assist in the growth of the area."

M: "That's got some advantages, too. Because Meadview is surrounded by government land inside the Lake Mead National Recreation Area, it's our assurance that the community will not be overcrowded."

Q: "Do you think that the

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SALES PRICES AT MEADVIEW SHOW SPECTACULAR GROWTH

"Where's it all going to end?" This is a question asked by just about everybody in these days of unchecked inflation, and nobody seems to have much of an answer.

We recently posed the question to Landex President Frank Glindmeier.

He replied, "I don't have any better answer than anyone else, particularly on commodities that we use everyday. There is no question but what the average American has a heck of a problem trying to keep his money from deteriorating from inflation."

"All of the normal investments, such as stock and bonds, have certainly not done very many people any favors. All of this has just reaffirmed my opinion even stronger that land is traditionally the best hedge against inflation."

"Of course, it's simpler for a professional big time investor who has a few hundred thousand or a few million dollars to spend. He has quite a few choices, but how about the little guy?"

"We are pleased that a number of property owners who have purchased from us at the Riviera and at Meadview both have been able to show substantial profits on resales of their property."

Glindmeier continued, "We have many documented resales which conclusively prove that quite a few property owners have made a substantial profit on resales of their property."

"That's not hard to understand when you stop to think that you could buy a lot for as little as \$695 way back

in 1960 when we first started this as an acreage project. Those same lots are selling today at \$3,995, when one becomes available."

"Another example are the lots in Units 6 and 7. In 1971, the average price was \$1,795. Today, the going figure is \$3,995."

"In fact, all of the prices at Meadview have risen so dramatically in the past 14 years that we felt the property owners would be interested in seeing a chart of the actual figures. We have therefore published a chart which shows the approximate sales figures for the different time periods."

"In the past several years," Glindmeier continued, "we have noticed an upswing in the number of persons who have purchased property at Meadview strictly because of investment. I believe this can be directly related to the constantly increasing costs of living and inflation. They are searching for a place to put their money where it will keep up with the sky-rocketing inflationary trends."

"People keep asking me, 'Do you think this is a good investment?' Needless to say, I personally feel so, but that doesn't mean anything. A person should make up their own mind based upon the figures at hand. I have made my own evaluation based upon the factors which control the recreation, resort and retirement market, and my conviction is unshakable."

"On January 1, 1968, as we were approaching the completion of sales in the Riviera, I made a forecast. At that time, I stated that in my opinion, you wouldn't be able

Sales Prices Of Meadview Lots

UNIT	1960	1963	1966	1968	1970	1971	1972	1973	1974	1975
1	795	995	1195	1395	1995	2195	2995	3495	3995	?
2	795	995	1195	1395	1995	2195	2995	3495	3995	?
3	795	995	1195	1395	1995	2195	2995	3495	3995	?
4	---	995	1195	1395	2995	3495	3995	4995	5995	?
5	---	995	1195	1395	1995	2195	2995	3495	3995	?
6	---	---	---	---	1795	1995	2795	3495	3995	?
7	---	---	---	---	1795	1995	2795	3495	3995	?
8	---	---	---	---	---	---	4195	5295	6695	?
9	---	---	---	---	---	---	---	3395	4195	?
Terrace	---	---	1395	1795	2195	2995	3495	3995	4995	?

Note: The above prices are approximate averages for residential lots and do not reflect the higher prices of commercial lots, lake view lots, etc.

to buy a lot from the developer for less than \$3,000 in the river area within a few years. That forecast looked pretty far out at that time, and frankly, a lot of people thought I was crazy."

"I just completed a survey of the river area last week, and I find that the lowest-priced lot available from the only active developer in the area is \$6,495. Their average sales price is \$6,700, so as outrageous as my prediction seemed at the time, it fell way short of the mark. The situation has become far more severe than even I had forecasted."

"Today, I am firmly convinced that the recreation property situation is headed for far more drastic conditions, and many industry leaders agree with me. It is my personal belief that within five years, it will not be possible to buy a lot from any developer in any of the Colorado River, Lake Mohave, or Lake Mead recreation areas."

"Due to the land use legislations, restrictions and problems that developers

have to face today, the risk is simply too strong for the potential gain. I don't know of a single developer who plans on starting another project after completion of their existing ones," he said.

"In other words, I believe that people who will want to buy recreation property in these areas in the next few years will be buying it from existing property owners and no one else. My guess is that we'll look back five or ten years from now and say, 'Remember the good old days when you could buy a lot for \$5,000?'"

"My recommendation to anyone considering the purchase of a recreation or resort property anywhere is to get on with it. Whether it's at Meadview or somewhere else, you'd better get it now or be prepared to pay an absurdly inflated price within a few years."

didn't have all that many choices. We did just about as good with what we had to work with as could be done."

G: "I don't believe that I can think of any specific changes that I would make. I think we're fortunate that Meadview is blessed with an ideal year-around climate and is situated at an elevation that is probably nearly ideal. People do genuinely like this

area, and what we have done is to make property ownership and the ability to live in this area feasible."

M: "Looking back, I would say all in all, whether it be luck or whatever, we did it just about right."

And folks, I have to agree. When I look at the Meadview community, I'd say that Frank and Paul did it "just about right."

MV History (continued)

Continued From Page 6

Riviera and other subdivisions in that area are becoming overcrowded?"

G: "Well, they are certainly building and growing rapidly, and a lot of the residents have explained to me that the very thing they came to the river for has been lost to them. They liked the idea of a small community, but now it's growing up right underneath them."

M: "Yes, and a lot of them moved from southern California to get away from the smog, and that big smokestack down there hasn't done anything to help the valley."

Q: "Has Meadview been growing rapidly for the past few years?"

G: "Yes. We're very pleased with the growth rate at Meadview, and I think with best indicator is a study recently concluded by the Mohave County Planning and Zoning Commission. Their

figures indicate that Meadview has grown in population over 500 per cent between 1970 and 1973. As you know, Mohave County was the fastest growing county in the United States percentage wise in the 1960-1970 decade."

M: "I believe that Meadview is going to be one of the significant contributors to the population increase of the '70's in Mohave County."

Q: "Do you anticipate additional commercial activity in the near future?"

M: "Yes we do. Already in the Meadview City Center subdivision, located near the Civic Center, we have a new store and service station completed, and just two weeks ago the restaurant and lounge opened. We have several property owners who have announced plans of their own for additional businesses in this immediate area."

G: "Of course, we have a

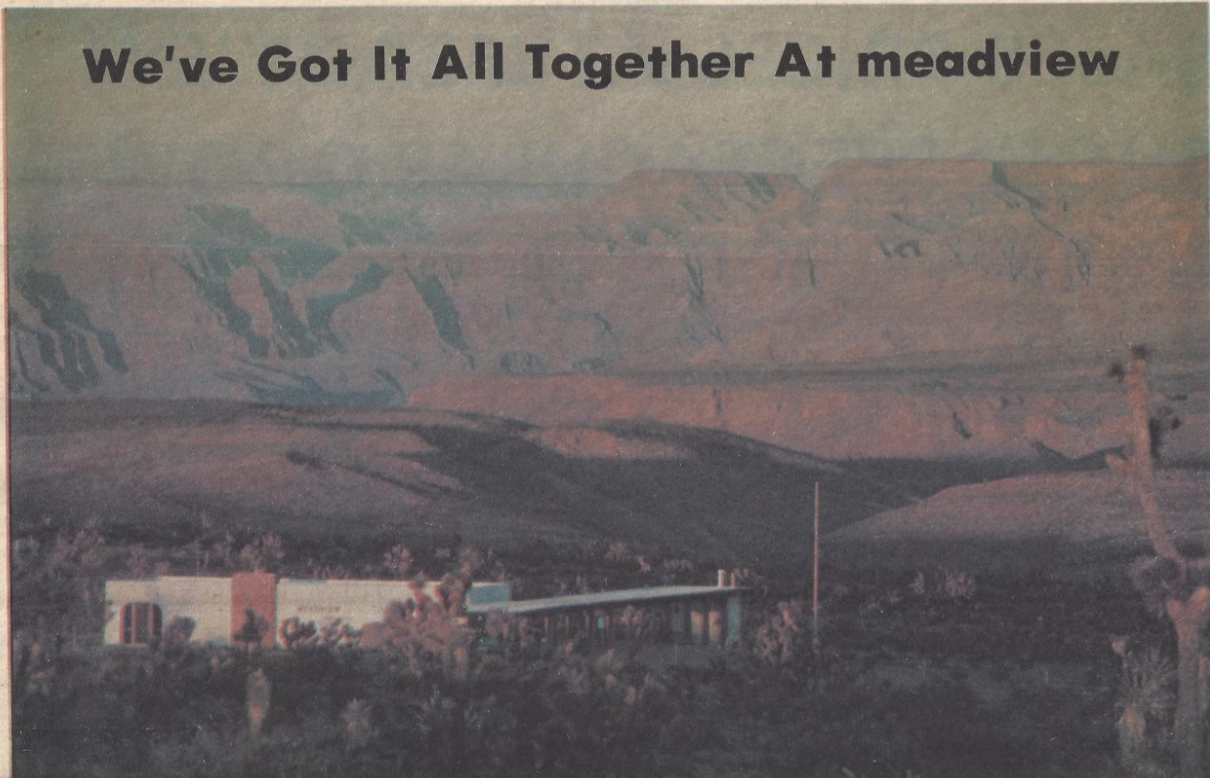
substantial number of services in the community available in different locations. For example, there is a boat storage yard, campground, mobile home park, a small motel, an insurance agent, a mobile home sales lot, and for the fishermen, live bait is available. Additional community services include an appliance repair, water delivery service, water and gas line installation, septic tank installation, excavation, cement slabs and footings, trenching and backhoe work, and we've even got our own sign painter."

M: "It's really all just starting right now, and the next couple of years are going to be exciting to watch, as the real development in the area starts to take place."

Q: "If you had it all to do over again, what would you do differently?"

M: "In the early days, we

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