

July 29, 2008

Dear Bradford Place Homeowners:

As the Board of Directors and officers of our Home Owners Association, we'd like to take a few moments to recap what's been going on in the neighborhood, as well as preview some upcoming events. Let's start with what's been going on.

Back in June we had the second annual neighborhood-wide garage. Thanks to all of you who put time and effort into making this a success. This year we purchased a couple of permanent signs announcing the event so that won't be an on-going expense. In addition we've reached out to Hidden Lakes and Westridge to attempt to sync all three neighborhoods into one big area sale next year. Imagine the possibilities!

We're in the process of finding a great host for our website. Yes, a website is in the plans. It may take a bit to get ironed out, but we're working on it. We're exploring the possibility of soliciting sponsorships for it. So if you or someone you know could benefit from having a link or advertisement posted on our site, please be sure to let one of us know.

We're also on the task of having an official logo created (essentially our front sign) that can be used for letters like this, our website and other things. When you see that logo, you'll know for sure that the information you're receiving is from your homeowner's association.

As soon as the weather cools down, we're going to get that northwest island rehabbed and have some other minor work done on the other islands, such as mulching, etc. Gina will be surveying those of you who live on that cul-de-sac to get your opinions regarding what you'd like to see done on your island. Currently we're considering three basic options. The first option would be to level, re-seed or sod, replace at least a couple of trees and bring in a big rock or two. The second would be to completely remove the grass, level the area, replace the trees and bring in decorative rock as ground cover, as well as a couple of larger rocks. The last would be very basic, filling in holes as much as possible and re-seeding. We're truly looking for your thoughts on this, so if you don't hear from Gina, please feel free to contact her or any of us. No matter what plan we go with, we will definitely need the help of the neighbors to water the grass and new plants to make it look great. No need to water the rocks.

At the top of our "to-do list" right now is soliciting nominations for one board member position, as Nick's term is expiring. The new board member will be elected for a 3-year term. If you're interested in running, or you'd like to nominate someone for the board, please let us know by August 8. We'd like to turn right around and have the election within a week or so after that if possible.

We'd also like to take a few moments to thank Nick for his solid two years of service to the community. He's been a great asset. We appreciate his many contributions throughout his term. Thanks Nick!

In addition, we'd like those of you who have interest in serving our community as officers (President, Vice President, Treasurer or Secretary) to make yourself known to the Board by letting us know by the end of August.

Ballots for election of the new board member will be mailed out on or around August 22 and will be due shortly thereafter, with the goal of announcing the new board member by September 1, with the new board appointing new officers, if necessary, soon thereafter.

Yearly dues will be due with your ballot for the board member. Those dues will remain at \$50 a year per home and cover the period from 9/1/2008 to 8/31/2009. We have made every effort to keep the dues at \$50 again this year. Primarily we've asked for neighborhood volunteers to help us do many of the things which would have cost much more had we contracted outside help.

Several of you owe back dues for this year and/or last year. We don't want to be heavy handed about dues collection, but it's not fair to our volunteers and those homeowners who are current, to carry the burden. The bottom line is that everyone's property value suffers if we let the subdivision falter in its appearance and general condition. Simply put, we can't do the things we'd like to do for our community without everyone's cooperation. So if you are not current with your dues, please remit any past due balance you may have, if any, along with your dues for 2009. If you're not sure, please contact any of our team.

We look forward to receiving your nominations for the board position, by the 8th and hearing from those of you who'd like to serve as officers by the end of the month.

Thank you for your time.

Sincerely,

Your Homeowners Association of Bradford Place Board Members and Officers

John Sextro President 1109 NW 73 rd Ter. 816-436-9072	Gina Selinger Vice President 1217 NW 74 th St. 816- 914-4806	Robin Camacho Secretary 1117 NW 73 rd Ter. 816-468-0802	Gregory Adams Treasurer 1206 NW 74 th St. 816- 468-0803
Nick Abernathy Board Member 1116 NW 74 th St. 816-436-1692	Tim Coffey Board Member 1101 NW 74 th St. 816-365-1232	Bruce Montgomery Board Member 1115 NW 73 rd Terrace 816-420-0294	