

August 13, 2009

Dear Bradford Place Homeowners:

Once again it's been a busy year for your HOA board and officers. As we have a great deal to cover in this letter, we're going to get right into the meat of things this time around, so please excuse the brevity of the introduction. We'll take things in chronological order.

First on the list is the annual solicitation of nominees for the board position that will open when Tim Coffey's term expires on August 31st. Tim has done a fabulous job on the board these last three years. We can't thank him enough for his service. Please contact any one of us via our contact info below with your nominations. We'll be accepting them until 8/31. And please don't be shy. We truly need and want our neighbors to get involved.

Following receipt of those nominations, we'll send out ballots (one to each house) by 9/17 for the election of the new board member, along with information on how to preview some other important news. Those ballots will be due by October 1st.

The important news reflects what our group has been primarily focused on for the last year. Specifically we've combed through our current bylaws, covenants & restrictions and have brought them more into accord with either how the neighborhood exists today, regardless of the original documents, or our vision of how the neighborhood would want to be run moving forward. Some of the things we addressed were fence heights, out buildings, future dues, conforming with community standards, property upkeep and more. The new documents are currently under legal review to ensure they are up to snuff. You will have an opportunity to review them on-line prior to our annual meeting (more to come on that) in preparation for voting on them at that meeting.

One of the important parts of our new regulating documents is the formation of an "Architectural Control Committee". This committee will be responsible for reviewing all requests from homeowners regarding paint colors, fence height, construction or any other related items, then reporting their decision to the homeowner and board. So please once again, reach out to an officer or board member if you're willing to help out in this very important new role in our neighborhood.

Next on the list of things to discuss is our all neighborhood garage sale. We're planning that for Saturday, September 19th. So please put that date on your calendar. We're hoping a fall sale will be very successful for everyone this year.

Our next scheduled event is the Annual Meeting, which will be held on October 1st. The time and location will follow with your ballots. This year we'll be accepting the ballots either via mail, or in person at the annual meeting and hope to announce the new board member at the meeting. All mailed or hand delivered ballots must be posted by Monday, September 28th.

Annual dues of \$50 (????????) are due September 1st and will be considered delinquent if not received by October 1st. It should be noted here that our current by-laws and restrictions specifically exclude any home that is not current in their dues from voting in neighborhood elections. For the first time, we will be strictly adhering to this rule this year. So to be clear, if you are not up to date as of 10/1/2009, your ballot will not be accepted, nor will you be allowed to vote on the proposed changes to our regulating documents. If you have any question about your current dues status, please contact Greg Adams. A couple of homes may have inadvertently skipped a year so don't hesitate to check with him.

Once the new regulating documents have been ratified and the new board has been constituted, the new board will appoint officers and get going on 2010. If you're interested in joining our team, please let one of us know.

Lastly, you may have noticed we have a couple of homes either vacant or for sale in our neighborhood. As you know, it's in all of our best interests for those homes to sell for as much money as possible, thereby helping our homes maintain their value. To that end, it has come to our attention that a few of our homes are not being maintained to a reasonable level. Some lawns are weed riddled or left far too long between cuttings. Some shrubberies are not well trimmed. Some homes have peeling paint or other cosmetic or structural issues. Not only are these things unsightly, but they also don't shed positive light on our neighborhood. Hence they hurt the value of the homes for sale, as well as ours in the long run.

With all that in mind, we ask you to please take an objective look at your property and do your best to maintain your home, along with the grounds

and landscaping in a manner befitting a great neighborhood like ours. In other words, please take some pride in your property and if you're one of those who needs to pay some additional attention to it, please do so. We appreciate your cooperation.

As promised there were quite a lot of things to inform you about in this letter. Please look for more information along with your ballots on September 17th or as always on www.bradfordplace-hoa.com.

Sincerely,

Your Homeowners Association of Bradford Place Board Members and Officers

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