

August 10, 2010

Dear Bradford Place Homeowners:

We hope you are enduring the heat and humidity of our summer well thus far. We've got a little neighborhood gathering planned in a couple of weeks that hopefully will find somewhat cooler weather. In addition, we'd like to take a few moments of your time to review what we've been up to, on your behalf, so far this year and discuss the usual elections, etc.

Typically first on the list at this time of year is the annual solicitation of nominees for open board positions. This year, as a result of Bruce's expiring term and Gina moving from the neighborhood shortly, two positions on the board will be open.

We've been pleased to have Gina on the board these last two years. She's contributed greatly and shared common goals of doing our best to maintain the properties values and enhancing our community. We can't thank her enough for her service. Bruce has been a great asset to the board over the years in keeping us focused on the board goals and providing us unbiased feedback on questions and problems the board has encountered.

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've got 2 spots to fill and we truly need and want our neighbors to get involved. If you're not happy with the way things have been going, here's your opportunity to join the team and make a difference.

Following receipt of these nominations, we'll send out ballots (one to each house) by 9/20 for the election of the new board members. Those ballots will be due by October 11, 2010. The top two vote getters in the election will claim the open board seats with the 3 year term going to the nominee who collects the most votes.

Here's an update on some of the things our group has embarked upon over the last year:

1. The new restrictions and by-laws that were updated last year have been officially filed and are now our new neighborhood constitution, if you will.

2. Two of the items which either passed narrowly or were defeated in the referendum last year have been reviewed and re-written to reflect what we felt was the prevailing will of those in attendance at last year's meeting. Those two items will be presented for vote one more time on this fall's ballot in an effort to bring those in line with the neighborhood's current point of view.
3. The Association Review Committee, henceforth know as the ARC, has launched and reviewed its first homeowner request. The group as it currently stands is comprised of: Bruce Montgomery, Bryan Sherfield, Kent Snipes, Cam Eiseman and Denise Henslee. They will be meeting again soon to work out the kinks in just how the group will operate and interface with both the board and our homeowners. In the meantime, if you're thinking of painting your house, building an addition, adding a shed, making changes to your landscaping or a host of other items outlined in our HOA documents, please get in touch with one of the aforementioned to begin the process of approval.
4. Last fall a tree on the Northeast Island was replaced.
5. This fall yet another tree on that island will be replaced.
6. Establishment of the Entertainment Committee.
7. Planning for the August 21st Neighborhood Social Gathering at 1117 NW 73rd Terrace at 7:00pm.

Our next scheduled event is the Annual Meeting, which will be held on October 14th. The exact time and location will follow with your ballots. This year we'll be accepting the ballots either via mail or in person and plan to announce the new board members at the meeting. All mailed or hand delivered ballots must be posted or delivered to Greg Adams by Monday October 11, 2010, his address is below.

For a variety of reasons, supported by the majority of those voting last year, our annual dues have risen to \$65 this year and are due September 1st. They 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. Once again, we will be strictly adhering to this rule. So to be clear, if you are not up to date as of 10/1/2010, 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 board has been constituted, they will elect officers and get going on 2011 planning. Again, if you're interested in joining our team, please let one of us know.

Finally, last year we asked everyone to take an objective look at their property and grounds and do their best to keep them in the best possible condition to help us in our mission to have, not only a darn nice looking neighborhood, but also to help in sustaining the value of our own homes and those on the market. In general, we were quite pleased that a number of you took this to heart and made some improvements. As we still have a few houses on the market, it is as important as ever to be diligent in keeping up our properties.

Thanks for your time and efforts over this last year. We look forward to seeing as many of you who can make it to this year's annual meeting, tentatively scheduled for October 14th and at our Neighborhood Social on the 21st of August at 7:00pm!

Sincerely,

Your Homeowners Association of Bradford Place Board Members and Officers

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