

May 7, 2009

To All Members of the Weatherby Community,

The message that the board wants to deliver to everyone is difficult and is not an easy solution. This letter will close by sharing what the return on this investment will be. By now everyone has received the notice of our special meeting that has been called on May 21<sup>st</sup>. Over the course of this last year the Board has been doing everything within its power to address numerous difficult situations. Several have required legal action to protect the interests of the community.

Some may think that the economic circumstances in the World at large are the cause of this situation; We want to be clear that it is part of the problem but it is not the main part. There are a number of individuals who have chosen to not pay assessments and or have violated the CCR's which have caused us to utilize legal assistance. The main responsibilities of the members of the Board are to protect, preserve and enhance the community. All budget items have been carefully scrutinized for opportunity to reduce cost, including rebidding of services needed and having community work projects to help with the maintenance of community owned property. Another alternative that has been utilized is to use a property manager to take care of some of the legal issues. An experienced and trained property manager can fulfill most of the same requirements that we would have to pay an attorney for at a much lower rate. In all 3 cases that have been mentioned thousands of dollars have been saved by the community as a whole. In spite of all that has been saved we are still heading for a short fall.

The following are steps that are in place now.

1. We are taking every legal action to bring those home owners that are out of compliance into compliance
2. We are using the most cost effective means to accomplish this in the most expeditious way.
3. According to our bylaws any individual or family that cause the Association to incur legal or other fees will be billed for those fees.
4. We are considering every creative and appropriate means to reduce further expenditures.
5. We are implementing preventative measures that will avoid many of these issues in the future.
6. We will recover some of the money that is owed to us.
7. We will not allow the destructive choices of a few to destroy the community that all of us have paid to be part of.

We would like to close this with an exact time frame that we will be receiving all monies owed to us as an Association but we can't do that. What we can do is report that our actions have already resulted in one new owner being notified of a compliance issue and resolutions will begin at the end of this month. We can also report that we have received some partial payments clearing up monies that are owed to us albeit a small amount of the total. If it were possible that we felt we could avoid the new assessment we would have done the work behind the scenes and most of the community would never have known of financial situation we were in. We can say with absolute confidence that we will recover a portion of the money. At this point it is too early to predict what that amount will be. The real return on the investment for everyone is not just the money recovered although that is primarily on people's minds right now, it is the prevention steps that are going into place that will avoid this sort of thing in the future and if in fact something does occur it will be dealt with promptly and effectively.

We sincerely hope we have answered some of the questions that you may have. We expect our conversation at the meeting on the 21<sup>st</sup> will be lively but if we address each other with respect and understanding the vote will tell us clearly what the voice of the community is.

Thanks

Stephan F. Berner  
President Weatherby Home Owner Association