

Dear SRPOA Neighbors,

The SRPOA Board of Directors has the *legal obligation* of upholding and enforcing all of our current Homeowners Association CC&R's and we are responsible for collecting all assessments from every landowner within our association.

Whenever anyone falls behind in payment of his or her SRPOA assessments, or is not in compliance with our current CC&R's the Board must notify them and request that they become current in their assessments and /or inform them when they are not in compliance with our prevailing Homeowners Association rules. The Board will make 4 attempts to bring a rapid satisfactory resolution to these issues. However when these initial direct contacts fail to result in a timely payment of past assessments, or help to correct the CC&R infraction we must then enlist the services of a lawyer and /or collection agency to aid in the resolution of these disputes.

Employing outside professional services to facilitate in collecting past assessments or to mitigate any conflicts with the CC&R's is, unfortunately, a time-consuming and costly process, which, regrettably diverts SRPOA funds from road maintenance or other member benefits. Below is a breakdown of our legal expenses from January 1, 2014 through February 28, 2015.

<u>2014</u>	<u>Professional Service</u>	<u>Collection Service</u>
January	\$1,184.29	\$1,262.26
February	\$1,066.00	\$1,445.00
March	\$ 572.00	\$ 754.70
April	\$2,890.00	\$ 246.13
May	\$ 78.00	\$ 168.26
June	\$1,924.20	\$ 168.00
July	\$ 359.00	\$1,371.76
August	\$ 52.40	\$ 415.26
September	\$ 53.20	\$1,904.16
October	\$ 234.00	\$1,046.39
November	\$ 546.00	\$ 1,339.13
December	\$ 261.20	\$ 535.52

2015

January	\$ 28.00	\$ 328.00
February	\$ 0.00	\$ 494.50

Your Board of Directors hopes that by providing this significant financial information to you that it will help all of our members understand the importance of paying their compulsory assessments on time, and also explain the need for everyone to comply with the CC&R's that we are all guided by, and that by law your Board must equitably enforce.

If you as an SRPOA neighbor/member are dissatisfied with our existing rules and regulations be advised that with a 51 percent approval we may either reword our CC&R's or restructure our Association altogether by forming a Limited-Purpose Homeowners Association as they have done successfully at Rancho Haven.

I hope this information helps to enlighten you and will stimulate a further dialog about how to best protect and preserve our beautiful valley home and the rural lifestyle that we all cherish ad enjoy. Please feel free to contact me at any time about any concerns or ideas you wish to share.

You nature-loving neighbor,

Nancy Brown, President SRPOA