

**Fairmont Park Homes Association
Managers Report
October 17, 2011**

The assessment of the sub division and general comments from the Manager.

The condition of the sub division is good compared to others in the area that are not as old and are possibly better funded. The majority of FPHOA members cooperate to maintain and improve their properties and FPHOA educates and enforces the Deed Restrictions and Maintenance Guidelines to remind the remaining minority members of their benefits and responsibilities of owning property in a Covenant Protected community. The drought of 2011 has taken a toll many of the streets, water lines and on several of the member's driveways to the point that they very likely would be classified as at least a tripping hazard.

Year to date the members have cured approximately 152 deed restriction violations, leaving approximately 67 uncured. We continue to have several members working on extensive repairs making good faith efforts to cure in a reasonable time period as noted on the violation list.

I continue to develop lists of potential City of LaPorte Code violations which the City Code Enforcement Officers continue to address. As is the case with FPHOA's Deed Restrictions this is a never ending process of education and enforcement and requires continual attention in order to maintain the best quality of space for the members of any Covenant Protected subdivision.

Mr. Larry Roberts of The InterSign Group is working on the replacement signs for the Farrington entrances.

List of actions needed to be taken to reach compliance.

1. To be discussed in Executive Session.

List of other correspondence, I.e. letters to government officials etc.

1. N/A

Grounds maintenance report.

1. The condition of our entrances remains very good.
Action taken last month and planned this month is to be included in the Groundskeeper's report.

Concerns of our members.

1. Issue: Several members called to talk about cure dates and questions about deed restriction violation letters.
Action taken: Returned calls and or met with the members at their property to agree upon cure dates.
And invited the members to address the board if they so desired
2. Issue: Several members called to report deed restriction violations.
Action taken: Returned calls to discuss the issues and a resolve.
3. Issue: Several members called to report what they thought to be DRV's but were City of LaPorte ordinance violations.
Action taken: I advised the members that I would call the City's Code Enforcement Officer and encouraged them to do the same.

Building Permits.

- 1) Mr. & Mrs. Wayne Freeman of 10411 Rustic Rock submitted a request to replace an existing patio cover with one that would be incorporated into the roofline of the house. And they want build on a Portico onto their existing garage.