

Homeowners,

Over the last few days the board has fielded a few emails with a few strong opinions on the proxy vote as well as requesting further clarification on budgetary items. Hopefully this email serves to provide that clarification.

Email Distribution List:

The association email distribution list is **NOT** for homeowner use. It is for board use exclusively to conduct corporate business with its members! If a homeowner wishes to contact the board, many avenues exist for a homeowner to do that. Mass email blasting your thoughts, opinions and ideas to the whole association is a misuse of the association's data and is in violation of the agreement the association has with the individual members. If a homeowner wishes to email another homeowner, they may reach out to the individual homeowner and request their contact information directly.

Concerns regarding the proposed cable contracts:

I have to say, I'm surprised by this one! All the data provided by the cable committee is posted on the association website (www.fspha.com). This information was not intended to be placed on the proxy form. The proxy form serves two purposes. First, it's an official method to cast a vote to update the Declarations or Covenants. Second, it's a survey for homeowners to convey their intent to the board in a way that the data can be easily compiled.

As outlined in the newsletter, each homeowner is encouraged to review the proposed bulk cable documents posted on the association website before making their decisions. The cable committee provided the bulk package details the board required to go forward with budgetary planning. At no time did the board expect or direct the cable committee to investigate individual plans to address every homeowner situation. The association is only concerned with bulk services. I think the fact some comparative individual information was provided, was already above and beyond what the board was expecting. Those details are also included on the association website and are followed by the board's recommendation. It's up to the homeowners to now convey their intent to the board.

As far as individual plan research, this is also outside of the scope of the association and not a task the board is going to address. The example provided on the association website outlines a price delta of around \$60.00 dollars difference between the proposed group plan (\$31.48) and the sample individual plan (\$91.40). Please note that the individual plan price **is NOT** an official quote for individual cable services. Individual cable offerings are based on the sales season, incentives, bundling and homeowners channel desires so pricing can vary quite a bit. The board's expectation is that homeowners can do their own individual cable plan research to determine what is in their best interest. Please do not expect the board or cable committee to do this for you. If this is a key factor in a homeowner's decision, homeowners have until the end of the proxy on 27 May to do their research. It's plenty of time.

Change in the Declarations of Covenants:

Just to be clear, this verbiage change is not "profound" or noteworthy. In fact, the association could vote to pass the update to the verbiage in question and literally have nothing in the association change. The verbiage change only sets conditions for future associations to provide the flexibility to make budgetary decisions based on the needs of the association and the homeowner desires. It does not remove any service! It only serves to place the decision to provide additional services beyond common area maintenance and trash pickup in the hands of the homeowners. That is it!!

Common Area Projects:

A few homeowners had questions about how the 18K would be spent. This is certainly a reasonable question. The 18K is an assessment based on a historical quote from Mr. Mike Fox (former landscaper) who proposed a \$6000 - \$8,000 makeover for the planted area around the Four Seasons sign the year he left. This was a complete replacement for the plants and plant bed. It did NOT address the playground equipment. By our estimates, 3-4 projects could be accomplished per year with 18K. Once the association completes a project it can be maintained as part of the regular landscaping budget. Below is a non-prioritized list by common area location of projects that "could" be addressed. Please keep in mind that the 18K will not cover all of these items and professional quotes still

need to be sourced. Homeowners will have the opportunity to weigh-in on these projects and their priority during the annual meeting.

01) Area C – Four Seasons Sign

- Trim & restore existing plants
- Plant new evergreens, perennials to fill in planted area
- Dig out / replace mulch
- Weed abatement, ivy & bamboo abatement throughout area
- Plant grass seed
- Repair or remove playground equipment

02) Area D – Planted area along Lake Forest Lane

- Remove dying bushes that obscure entry to common area
- Plant new evergreens, perennials to fill in planted area
- Replace dead tree we chopped down with tree or bush
- Dig out / replace mulch

03) Area G – Planted area along Lake Forest Lane / LF Drive intersection

- Plant new evergreens, perennials to fill in planted area
- Dig out / replace mulch

04) Barrier Fence along Rio Road

- Remove all ivy and create a maintenance space behind entire length of fence
- Major repair or replacement of fence

05) Cul de sacs at ends of Lake Forest Drive and Monterey

- Hire professional gardener to reshape / restore existing plants
- Supplement with new plantings to fill in bare spots

06) Area L (behind Lake Forest Lane)

- Replace bamboo with native plants (County Grant Available), labor costs shouldered by association.
- Remove ivy from trees (major job for Algieri – as ivy is 20-30 feet up some trees)
- Continue bamboo abatement
- Plant Virginia natives throughout to discourage bamboo, ivy, weeds

07) Area N and grassy areas along Four Seasons Drive

- Apply weed suppressant
- Sow grass seed to improve appearance of these areas

08) Area M (Path to ACAC) and Lake View

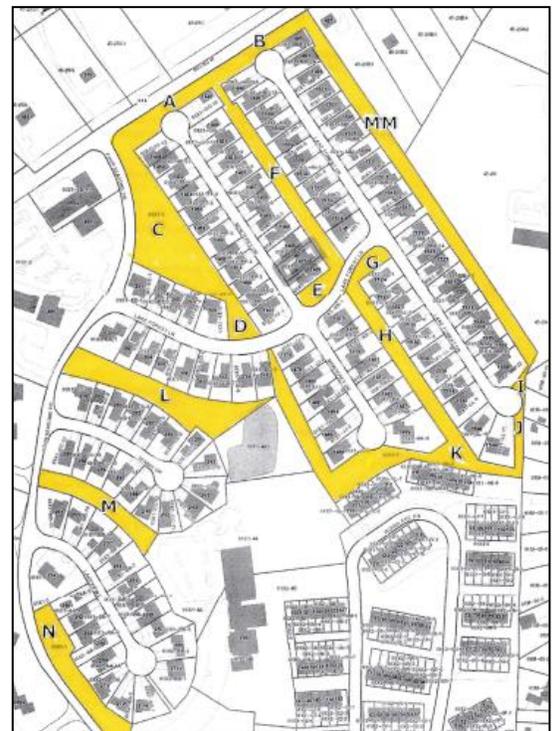
- Clean up debris along path of area M
- Maintain and enhance planted areas along M that residents have planted already
- Enhance plants along entrance to path leading to ACAC at end of Lake View

09) Areas F and H

- Cut down overgrowth
- Weed, ivy, and bamboo abatement
- Re-seed (grass) as needed
- Enhance areas along paths that have been planted in past with Virginia natives

10) Area K (bordering townhouses)

- Clear debris



Weed abatement
Planting Virginia natives to enhance these areas

Some additional questions are addressed below:

Has any of the 18K been spent? No, we are not in the new FY.

Has a contract or agreement for any portion of this money been entered into? No, a new FY budget must be approved first.

Who will approve these projects? The Board

Will the homeowners have an input on the projects: Yes, the annual meeting is the venue for this. See the newsletter for the date, time and location. If a homeowner can't make the annual meeting, an email to the board will suffice.

Hopefully, this mail has provided some necessary refinement to help homeowners make decisions. Again, the proxy expires on 27 June 2018 at 8pm (2000) please have all votes submitted by then. If homeowners have any additional questions, please contact the board via our website at (www.fspha.com) or via email at [**fspha@emaldodo.com**](mailto:fspha@emaldodo.com).

Best,
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