

HOMES AT SWAN POND TRUSTEES REPORT

January 2, 2008

Dear Unit Holder:

We have attached a "Unit Owners' Survey", as was suggested at our recent Annual Meeting. Please complete and return to Lori McMahon at the Clubhouse within 2 weeks. It is very important all of our Unit Holders take the time to do so to alert the Trustees of your choices/concerns since we only get about 50 of our 140 Unit Holders at the Annual Meeting and we need not only their input but also the input of the 70 others.

We have also attached the 2008 Budget, the minutes of the Annual Meeting and a recycling memo.

Some additional concerns the Trustees have are as follows:

- 1) Some Unit Holders continue to put their trash out in cartons, trash bags or barrels without covers. All trash must be in barrels with covers and non-compliance will result in escalating fines being assessed.
- 2) Vandalism to street poles and theft of street signs continue to be an escalating problem. Straightening poles and replacing stolen street signs cost \$150.00 per occurrence, let alone the inconvenience of being without a sign for several weeks. Please report the names of any perpetrators observed to Lori McMahon so the Trustees can take appropriate action against them.
- 3) A form will be sent to all Unit Holders who rent their Unit. This must be fully completed and returned to Lori McMahon otherwise a fine will be assessed. The form will provide full details on your tenants should the Trustees need to contact them.
- 4) The monthly Trustee Meeting Agenda will be posted on the mailbox bulletin board 5-7 days before the Meeting. Unit Holders may attend any Meeting as observers, but are not allowed to participate in discussions. If, however, you wish to present a topic/concern, you must contact Lori McMahon before the Agenda is finalized to have your topic included in that Agenda and your participation will be at the beginning of the Meeting only. Naturally, if your topic is of an urgent or emergency nature, you may call Lori McMahon after the Agenda is posted and you will be included at the beginning of that Meeting.

Very truly yours,

Joe Quinn, Chairperson
Tom Heavey, Vice-Chairperson
Kevin Iles, Secretary
Chris Village, Treasurer
Nancy Bailey, Clerk