

May 23, 2007

Dear Homeowners:

As community members, we are calling a special meeting of the homeowners to vote on several important items that improve the governance of our HOA. As community members and homeowners, we are asking the homeowners to remove the appointee Board members so the Board can more effectively function in its mandated capacity. We are also asking you to amend the 9/29/1998 CC&R's to give the homeowners more control over the community in accepting common area transfers, Architectural Control Committee activities and to eliminate onsite sales offices since One Pacific Corporation no longer has any property for sale.

With your support, we can effect the required change to move our community forward in a positive direction and, more importantly, with the homeowners in the driver's seat.

We are at a critical point in our HOA. The Developer, One Pacific Corporation, is no longer offering property for sale within Westridge Place. Their sales representative reports there is no more property for sale within Westridge. It is now time for the Developer to finish the subdivision common areas and turn them over to the HOA.

It is very important that our HOA establish a working procedure with the Developer to ensure a smooth transition that guarantees each HOA member is receiving what they have paid for from the Developer.

The Developer, however, has not been very cooperative to-date. Some of the issues that the elected HOA Board Officers have had to deal with are listed below:

1. Quit-Claim Deeding of unfinished common areas to the HOA without the knowledge and approval of the Board of Directors. This caused the HOA to pay over \$700 in property taxes that were otherwise avoidable.
2. Demand for payment of utilities for unfinished areas. This includes electricity for the Developers personal landscape watering pump for his personal residence outside the development due to a single meter.
3. The attempted self-granting of an easement without homeowner approval or vote. The Developer wants full access to Westridge Place even though his home is located outside of Westridge Place. Currently, the Developer pays no dues or maintenance fees and is not subject to fines for violating our CC&R's and no agreement exists to ensure the security of the gated community.
4. Uncooperative Board participation by appointee Board members. Three invalidly called Board meetings where questionable actions are taken. Appointed Board members admit they have not read our CC&R's or By-laws and have demonstrated by their actions at these meetings that their only concern is that our HOA "accept" whatever the Developer hands over, "as-is".
5. The Developer wants to currently transfer gate responsibility to our HOA without Board approval and without inspection or guarantee that it even works properly.
6. The current Board situation prevents our HOA from obtaining legal advice that is free of conflicts and from operating in a manner that is in the best interests of our members.

Each resident is invited to walk the walking trails and the Gazebo area. Is this what you paid for?

It is time for action. We need to ensure the Board is working in the best interest of the homeowners and ensure that the Developer delivers what was promised.

Please complete and return the enclosed Proxy whether you plan to attend the meeting or not.