

4/20/08

Dear Friends and Neighbors;

This is my first official communication as your newly elected President of Westridge Place Homeowners Association, Board of Directors.

On Thursday evening, April 17, 2008 the newly elected members of the board held their meeting at the offices of NWME for the purpose of electing a new slate of officers to represent the homeowners, and to act on their behalf in maintaining the covenants, conditions, and restrictions of the association under its governing by-laws.

Bill Dalton (*19709 SE 9th Street*) was elected to serve as the President of the board. I don't know how long I'll be available to serve, but as long as I am serving you can expect me to work as hard as I can to protect all of our investments while maintaining the natural beauty and amenities of our neighborhood.

Ron Lewallen (*814 SE 197th Avenue*) was elected Vice President, and accepted this position knowing he was but one "sold" sign away from becoming President. Ron will retain his position as Chairperson Landscape Committee responsible for the care and maintenance of all our common areas in Westridge.

Todd Crowson (*19802 SE 9th St*) was elected treasurer, and assumes the role of overseer of all our budgeting and expense issues. Todd will also play a major role in helping us establish reserve funds for the association.

Stephen Liss (*19815 SE 10th Street*) was elected secretary.

Chris Clay (*521 SE 200th Place*), **Sam Fenstermacher** (*19710 SE 6th Way*) and **Dale Tubbs** (*609 SE 201st Ave*) are members at large. The outgoing directors and board officers, Jim Cochran and Catherine Reneau, are available to advise and assist as needed. We owe them much gratitude for their dedication and perseverance these past many years. I am sure to both of them it felt like one hundred.

Sam is the Chairperson of our Architectural Control Committee. He and his committee members; Buck Milliken, Sue Molnar, and Jason Simpkins, will continue to facilitate your architectural concerns and requests as quickly as possible. They are already spending countless hours discerning the definition of "earth tones" in their efforts to maintain visual harmony throughout Westridge.

Dale Tubbs our newly elected member at large, has accepted the daunting challenge of overseeing a committee dedicated to resolving the issues specific to the gated area, yet critical to us all. He, along with Bill Rucinski and Bill Covington are tackling and resolving the issues of a working gate as originally planned, bringing the wetlands and fountains up to code, and restoring a working and enforceable set of legal covenants, conditions and restrictions for all property owners within the gated area.

Stephen Liss our new board secretary, a former Philadelphia lawyer, and current Mr. Mom has volunteered to act on our behalf to enforce the terms of the mediated settlement that was ratified by majority vote of all homeowners on October 9, 2007. Stephen's task will be to light

some fire under the parties and/or their attorneys to either move forward in complete compliance or to bring the issues back to the mediator for remedial resolution.

In the very near future, your Board of Directors will be commissioning a capital reserve study to determine what a prudent financial reserve should be for an association of our size. Those few of you that attend the annual meeting, or those of you that I hope at least reviewed the budget information you received in the mail, know that we have less than \$1,000.00 reserves in the budget for the current year. That won't go very far if we face some unknown expense. We really are living hand-to-mouth unprepared for any emergency spending requirement.

As you can see, we have our hands full, but we also have a group of very dedicated people that have volunteered to use their experience and strength for the good of Westridge Place. However, even with that having been said, we can't do it all ourselves. We need the support of every homeowner to stand with us physically and mentally in solving the problems we face and the ones we are yet aware of. We have a front entrance desperately in need of a face lift, common areas that need fresh, in some cases new, landscaping, and perimeter fencing that is showing its unsightly age. There will be maintenance issues, parking issues, dumping dogs, leaking irrigation, decaying trees, vandalism, and things that go bump in the night, and who knows what else. The point is we can't do anything without your help.

As long as I am serving you as the President of the Board of Directors you can expect one hundred percent from me. I'll be as attentive and responsive to your concerns as you feel appropriate. I want to be sure that you and I enjoy the beauty and benefits of the neighborhood we found here before we made our financial investment in a new home. In return, I ask for only a few simple things; your suggestions and solutions in resolving issues, your support when we ask for it, and your vote (either in person or by proxy) when we need it.

Thanks;

Bill Dalton

19709 SE 9th Street

(360) 817-9003