

Old England Lake HOA Board Update

July 15, 2007

Dear Homeowners:

Thanks for your continued support and patience as we work to complete the transition of the Homeowner's Association from Community Management Associates (CMA) to the residents of the Olde England Lake (OEL) Community. We are pleased to share the following progress report and second quarter accomplishments with you, and invite you to continue to stay engaged in the community as well as with the Board.

During the second quarter (April – June), concerns were raised about the swimming pool and adjacent restrooms, tennis courts, flower beds at the entrance to the sub-division, common areas, and access to the lake. We are happy to report the progress that has been made in reaching resolution on the issues raised. The results are as follows:

Swimming Pool Closures:

- The pool was inoperable on two occasions. The first momentary closure of the pool was due to the conduct of health inspections. This was quickly resolved, and the pool was reopened. The second short-lived closure occurred as a result of a malfunctioning pump. These issues have been resolved and the pool continues to operate without incident.

Rest Rooms:

- Homeowners raised concerns about the tidiness of the rest rooms, and the absence of a garbage bin for trash collection. Please be advised that a garbage bin has been secured, and that the rest rooms are cleaned twice a week by the Pool Company. We ask that all homeowners share responsibility for keeping the restrooms and pool area clear of trash and other forms of debris in between service dates.

Play Ground:

- For additional safety, the play ground has been re-mulched with fresh Cypress mulch. Please continue to keep the play ground free of trash, and any other forms of debris.

Pool Furniture:

- Homeowners raised concerns about the condition of the pool furniture, and asked that we consider replacing it. Please be advised that these chairs are very expensive to replace and is generally a capital expense item. Based on the cost concerns many homeowners expressed at both the first and second quarter HOA meetings, we would like your input before obligating funds towards this initiative. We think the third quarter HOA meeting would be an appropriate venue for this discussion – although this is essentially a decision that the 2008 Board will cover-off on as the 2007 pool season would be closing out.

Tennis Court:

- Homeowners raised concerns about the surface of the tennis courts, and the strap and anchor on the net on one of the courts. Please be advised that resurfacing the tennis court is an expensive undertaking, and that we have been referred to two companies for an assessment of the facilities and estimates. As soon as those are secured, we will know precisely what our costs are, and will share those with you at the third quarter HOA meeting as well. In the meantime, the center strap and anchor has been replaced.

Landscaping:

- Homeowners raised concerns about “out of season” plants in the flower beds at the entrance to the Sub-division, and high weeds in Common Areas along Brackendale and Lake access areas. As an update, the flowers at the entrance have been refurbished, and the Board has renegotiated the landscape contract with Happy Planet Landscaping to include maintenance of the lake and all Common Areas in the sub-division. Under the previous CMA arrangement, the grounds keeping contract was limited to maintenance of the points between the front entrance and the tennis courts. The weeds bordering the lake have been cut and treated with weed control. Residents now have greater access to the lake. Additionally, the Brackendale curve weed control work is underway. Please be advised that a portion of the curve is not “Common Area” and will not be maintained by Happy Planet. To this end, the Realtor currently managing the sale of the adjacent property is responsible for maintaining the grounds.

Yard Care:

- Please be advised that our CMA partner inspects the neighborhood twice a month, and is mailing out notices to homeowners deemed to be in violation of HOA covenants with regard to landscaping and lawn care.

Thanks again for your continued support.

With kindest regards, we are,

Sincerely,
The Board
Olde England Lake, HOA