

Memo

To: Briar Cove Owner
From: Peter Bylen
Date: 05/13/08
Re: Miscellaneous

Enclosed are minutes from the meeting was held on April 29, 2008. One of the purposes of the meeting was to bring to each homeowner's attention the state of the association's finances. Effective June 1, 2008, the association's monthly dues have been increased from \$90.00 to \$107.00 monthly. The enclosed coupons will carry you through the end of the year. In addition, each household was assessed \$255.00 in an effort to bring the association current on its past due bills. Please note that this special assessment is due by June 30, 2008 or a late fee will be levied.

Enclosed is an Occupant Ledger for your account that references all charges levied and payments received this year. Balances marked with a negative (-) constitute credits that will be applied once charges for the quarter or month are levied. If the Occupant Ledger shows a balance due, please make the necessary arrangements to remit upon receipt of this notice.

In the previous memorandum, I stated that cyprus mulch would be installed. Due to a "fortunate" error cedar mulch was delivered and installed. The supplier acknowledged the error (it was not a Mastercut error). As it turns out it is a better product from the standpoint of aging and aroma. Cedar has the same insect resistant and decomposition characteristics, and the price is the same. Again, homeowners that installed landscape beds to the side and/or rear of their home are reminded that the cost to replace the mulch there would be at their expense. If you wish to have the association's contractor install mulch in your private landscape beds, please contact Todd Dykstra at 708-878-1831.

The association's governing document requires that that the association be named as Additional Insured on your homeowners policy. We have met with some resistance concerning this requirement. The association's rules have this requirement on page 43, item 3. There are also specific minimums (see Article 5, Section 1, pages 7-8, in your Covenants and Restrictions). We requested

clarification from the attorney that drafted the provision. In the interim, if you may request that your agent list the association as Additional Interested Party.

All homeowners are reminded that before any exterior changes such as landscape expansion, patio extension, installation of retractable awning, etc., are made, a request must be made in writing directed to the Briar Cove's Architectural Review Committee. This request should be accompanied with as much information as possible so that the ARC could make an informed decision. Send you requests to 1st American Management (via mail, fax or email) and it will be directed to the ARC. Please allow at least thirty (30) days for the ARC response.

Please do not hesitate to call me at 800-990-3536, extension 310, if you have association-related concerns; you may also email me at pbylen@1stpropertymanagers.com

www.briarcovehomeownersassociation.com