

1. NEW ASSOCIATION MANAGEMENT FIRM: The Board voted to

terminate our contract with AMS Management Service and move to Spectrum Management Service beginning 1 February, 2012. You will receive a package from Spectrum late January with information about their services and new web site with contact numbers that will be available to each of you. For example, you will be able to log on securely (i.e. https :) to a user friendly website maintained by Spectrum, and search your address for dues you have paid, letters you may have received etc; our CC&Rs and by- laws, forms, in addition to being able to pay dues securely on-line. The Board will be able to log on and search all records; review real time expenses, contracts, legal issues, payments to vendors, and retrieve real time budget information, in report format if needed. The Board believes Spectrum can provide us with more capabilities for the HOA, enhanced alternatives for ensuring resident CC&R compliance, closer monitoring of our expenses; alternatives to dues collection processes (i.e., Without attorney input), alternatives to litigation in some cases.

Spectrum also employs a 'skip tracer' as well should be need it (we certainly have needed it in the past). We will be keeping our current landscaper, Horton Horticulture and our Camera Security Company. Spectrum maintains their own gate company. We will also negotiate a new 'porter' for clean up and maintenance of our rec area, bathrooms, tennis area, repair of fences.

2. OAK WILT-A neighbor reported to AMS that several residents are having their oak trees trimmed without

sealing the wound which leads to a quickly spreading disease of Oak Wilt. If you see this happening, you may (alert the homeowner) or call 311 as this is a city ordinance that carries fines; they take this quite seriously. Its even in your CCRs.

3. REC CENTER -I've asked for bids again to light the recreation parking lot due to recent incidents; we are looking for a simple and reasonably priced solution. It was suggested that we up the wattage on the building lights and point toward the corners; however, our trees preclude that simple solution. One of the neighbors who has some city contacts will make inquiries on our behalf regarding putting in a light or perhaps allowing us to mount a light on their existing electrical pole. Thanks for the many suggestions on this issue; we are reviewing every one.

4. DUES: I'm sure you have read about the 3.00 dues increase and the reasons for it. It has nothing to do with the move to Spectrum; in fact, they are actually a bit less expensive than AMS. We don't expect any further increases in the foreseeable future but had to position ourselves to pay for increasing utilities, replacement of dead shrubs, fence painting, and of course legal and associated administrative fees (see attached letter from attorney) due to negligence of yard upkeep and failure to pay dues.

FINALLY, CONGRATULATIONS TO John Long, 16715 Stones Throw FOR DOING SUCH A TERRIFIC JOB OF DECORATING. IT IS TRULY LOVELY AS WERE MANY OTHERS. Hope the \$100 gift certificate was a nice surprise.

HAPPY NEW YEAR, Kathy Kraft, Gloria Johnson, Fred
McKinney, Anna Martinez!