

# Let's Share The Park Project – Monet Summary

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The Rembrandt community would like to build a better relationship with the Monet community . We would like to make sure the friends we have made in the Monet community can legally and fairly share the Rembrandt private park after we re-install the gate(s), and remove the animosity Monet may feel by having no voice in the park's maintenance and upgrades and remove the animosity Rembrandt may feel by paying all costs for maintenance and upgrades while Monet enjoys the use of the park with no contribution. We simply want to make things fair for all, remove the animosity, and bring the two communities together with organized park activities and fun for all.

A Rembrandt Board of Directors representative presented a tentative plan to the Monet BOD regarding Rembrandt's efforts to address the rash of vandalism and break-ins we have been experiencing at the Rembrandt Community Park and surrounding community, the measures we are taking to stop it such as Police enforcement of trespassing and our plan to replace the gate(s) on the fence, and our invitation to Monet residents to fairly share our park's use and responsibilities. This proposal was quickly rejected obviously before the Monet homeowners had been informed and given the opportunity to voice an opinion; and therefore we want to ensure you are fully informed and have an opportunity to accept our offer to legally and fairly share our park, and to bring our two communities together in friendship and partnership.

We would like to invite our friends in the Monet community to all have keys to the gates so you can legally use our private park and have a voice in its use, upgrades, and management. We would also like to offer to help our friends in the Monet community set-up a Neighborhood Watch program as we have done and to work together to stop the vandalism and break-ins before it gets any worse. We have to make a stand and we invite the Monet community to join us so we can all enjoy a community park that is private, well maintained and available for use by families.

We have filed a document with the Police that states we will press charges against vandals, trespassers, and anyone damaging the fence to gain access (as the signs posted at each entrance clearly indicate) and since our Neighborhood Watch Program members are watching closely and calling the Police when necessary, we want to make sure our friends in Monet can have legal access to the park by issuing keys to all Monet residents. We only ask that the Monet residents use a small part of their monthly HOA dues to pay a fair share for the maintenance, contribute to the replacement reserve fund, and to play an active role watching the park for vandalism, littering, and trespassing. The Rembrandt community would like to extend this invitation to make things fair and include the friends we have made in Monet community in our efforts to keep our park a safe and fun place for all of us to enjoy.

This proposal provides park use for a monthly contribution of only \$5.55/homeowner. Another option provides park use with ownership and voting rights on the park's policies and additions, and provides for a new park asset for both communities to enjoy - a brand new Tennis/Volleyball/Basketball combination court - for a monthly contribution of only \$11.07/homeowner, reduced to only \$6.25/homeowner after the court is paid off in 5 years! A Detail Sheet is available upon request that explains both plans in detail and fully explains the method and costs used to determine the final contribution options. To receive the details please contact our HOA management company at (951) 296-5640. We think you'll agree these cost-based options are as fair as fair can be! The Rembrandt HOA would be happy to share the cost-cutting measures we have put in place to see if your small park contribution can be absorbed in the dues you already pay! These numbers are close approximates as we must still hammer out some of the details and get approval from the Rembrandt HOA so please consider this tentative proposal and let your Board Of Directors know which of these generous offers you would vote for so we can continue to "see you at the park"!

# Let's Share The Park Project – Monet Details

Both options equally divide the maintenance costs among 242 homeowners with prior year's actual costs reviewed yearly. Any difference between actual costs and projected costs would be applied to the next year's projection. We think you'll agree these cost-based options are as fair as fair can be! Please urge your BOD to approve one of these generous offers so we can continue to "see you at the park"!

## Monet Residents Benefits:

- ◇ increase property values with the addition of either legal private park access or legal ownership of the park assets
- ◇ spread the cost of maintenance and additions across 242 homes
- ◇ eliminate the neighborhood animosity caused by Monet having no voice in park management and not contributing to the park's costs and responsibilities

## Option 1 - Legal Park Use With No Shared Asset Ownership And No Voting Rights

Key-card access to the secured private park governed by the rules of the Rembrandt community.

Initial Cost		Total 1 Time Cost/Home	
Attorney fees to create agreements	1,000.00	÷ 242 Homes =	4.13
Maintenance	2010 Costs	% Park	Park Cost
Electric	788.57	10%	78.86
Water	9,837.41	80%	7,869.93
Repairs	980.00	100%	980.00
Landscaping	9,000.00	80%	7,200.00
	20,605.98		16,128.79
		÷ 242 Homes =	Projected Monthly Cost/Home 5.55

## Option 2 - Legal Park Use With Shared Asset Ownership And Voting Rights

Key-card access to the secured private park governed by the rules voted upon by both communities. Shared ownership would require contributions to the asset replacement reserve fund and equal contributions for the addition of a park asset like a Tennis/Volleyball/Basketball Court to match investments Rembrandt has in existing park assets.

Initial Cost		Total 1 Time Cost/Home	
Attorney fees to create agreements	2,000.00	÷ 242 Homes =	8.26
Maintenance	2010 Costs	% Park	Park Cost
Electric	788.57	10%	78.86
Water	9,837.41	80%	7,869.93
Repairs	980.00	100%	980.00
Landscaping	9,000.00	80%	7,200.00
Reserves	1,800.00	90%	1,620.00
New Park Asset *			14,000.00
Add. Reserves			200.00
Add. Repairs			200.00
	22,405.98		32,148.79
		÷ 242 Homes =	Projected Monthly Cost/Home 11.07
			After 5 years 6.25

## Notes:

\*Tennis/Volleyball/Basketball Court Addition Proposal yearly cost over 5 years - Estimated "ballpark" cost: 70,000.00

Homes:	Rembrandt	Monet	Total Homes
	143	+	99 = 242

Both options require Monet to obtain insurance for their residents and a statement excluding Rembrandt from liability. A 5 year initial contract is required; renewable in 5 year increments prepaid yearly. Option 2 costs would be reduced to Option 1 costs plus reserve contributions after the 1st contract period. Offer acceptance requires approval from both communities.