

Dear Neighbors:

During the past year and especially the past few weeks, a great deal of information regarding the reconstruction of the tennis courts has been circulated. As the President of the Board for Farmbrook Village Recreation Association, I would like to take a minute of your time to correct some of the misinformation you may have heard or read prior to the Fall Meeting (to be held on October 21, 2010 at 6:30PM at the Pool Area).

Cary Overmeyer is one of our homeowners who has recently distributed a letter to the neighborhood. Cary is not a member of the board this year. Unfortunately he indicated that the board has made a decision to reconstruct the tennis courts and issue a single assessment to all homeowners due on Jan. 1, 2011. This is not true. The agenda for the Fall Meeting already contains a vote on whether the tennis courts should be reconstructed or removed from the neighborhood common area. Here are your options:

1. You are encouraged to come to the meeting and register your vote personally.
2. If you cannot make the meeting, the board provided a proxy statement that allows you to appoint whom you wish to vote on your behalf or you may have the Board Secretary vote for you. If you choose to have the Board Secretary vote on your behalf, you will be voting to reconstruct the tennis courts.
3. The proxy form being circulated by Cary Overmeyer will result in a vote to remove the tennis courts with no clear plan for their replacement.

I understand that reconstruction of the tennis courts is a large undertaking and I hope that each of our members will consider carefully how to proceed. While the Board agrees that a specific dollar amount cannot be assigned, it is obvious that having an asset such as the tennis courts will positively impact the value and salability of our homes versus not having one. Consider also that Farmbrook Village has the distinction of being the only swim-tennis community on Hawkins Store road. The real estate agents we have contacted have all agreed that they add significant value to our homes and that they attract potential buyers to our neighborhood.

During 2010, the Board has put significant effort into understanding not only whether the tennis courts should be reconstructed, but also how to move the Association forward in maintaining all community assets (pool, play area, entrance signs, etc.). The results of this effort were that:

- The Board felt the tennis courts were a positive asset for the Association and that they should be reconstructed;
- The Board recognized that a reserve fund for upkeep of all community assets was required. Currently there are no reserve funds for maintenance of any community assets.
- ;The Board developed a schedule for establishing the reserve fund and using the fund to address all asset items that need repair and/or replacement (pool, tennis courts, retaining walls, parking areas, etc.). These items were discussed in several meetings throughout the spring/summer.

The board has no intention of imposing this assessment on the homeowners. Keep in mind that the Covenants (Section 13) give the Board little leeway in reconstruction. Without a homeowner vote to remove the tennis courts, the association of homeowners is required to reconstruct:

“In the event of damage to or destruction of all or any part of the Common Property as a result of fire or other casualty, unless eighty (80%) percent of the Permanent Members vote not to proceed with the reconstruction and repair of the structure, the Board or its duly authorized agent shall arrange for and supervise the prompt repair and restoration of the structure.”

Nevertheless, there will be a vote on the reconstruction of the tennis courts at the October 21, 2010 meeting. Based on the results, it will be left to the new board elected at the Fall Meeting to determine how to proceed with either reconstruction or demolition.

In closing, I encourage each Member to carefully consider both the short and long term impacts surrounding the issues we face as a community. This is not limited to the tennis court reconstruction, but also relates to the election of Board members for the next year and years to come, as well as the operating budget for 2011.

Thank you to all Members for your support over the past year and your input on these difficult items. I hope to see you at the meeting on October 21st.

Sincerely,

Stefanie Fountain
President, Farmbrook Village Recreation Association