

**"If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void. Any person holding an interest in this property may request that the county recorder remove the restrictive covenant language pursuant to subdivision (c) of Section 12956.1 of the Government Code."**

# HOMEOWNERS ASSOCIATION CERTIFICATION

Association: Sharon Park Homeowners Association  
Unit Address: Sharon Park Drive, Menlo Park, California 94025

*DISCLAIMER: All efforts are made to provide responses to requests. Buyers are urged to read all documents provided. Responses, in some cases, are difficult because they involve predictions of the future. Do not rely solely on the documents provided. Conduct your own investigation.*

Are there any special assessments now planned, or have there been any during the previous twelve (12) months?

Yes  No

If yes, state nature of assessment and amount:

1) See attached three (3) sheets mailed to all owners, dated 07/01/05, 10/3/05, and 11/9/05, re: special assessment balloting results and payment option plans, to fund the condo roofing project, and other improvements. Contact owner OR Cara @ PML Management Accounting at 650-349-9113, x 108, to learn which option plan was chosen by the owner.

2) On 08/31/06, all owners were mailed a ballot regarding a Proposed Special Assessment to Pay for Earthquake Insurance of approximately \$340.10 per unit. See attached sheet regarding the cover letter of explanation and the ballot. This vote passed and the owners were billed this amount on their 12/01/06 dues invoice. 3) In March 2007, the owners approved a Special Assessment FOR CONDO OWNERS ONLY to meet obligations arising from the condo roofing project. Each condo owners was billed \$3,760.00, due April 1, 2007. If necessary, contact the condo owner to determine if this amount has been paid or call Cara at PML Accounting at ext. 108 for this information. Please read over the attached sheet dated 2/16/07 re: this assessment.

Is there current litigation against the Association or against Developer?  Yes  No

If yes, please explain: \_\_\_\_\_

Project is managed by: PML Management Corporation  
655 Mariners Island Boulevard, Suite 301, San Mateo, CA 94404  
(650) 349-9113 FAX (650) 349-9190

Term of Contract: One (1) year Termination Clause: Sixty (60) days

For **ALL** insurance information or copies, please contact Jim Brady of Bay Area Insurance Agency  
2882 Sand Hill Road, #104, Menlo Park, CA 94025  
650-854-9750 (O) 650-349-9113 (F)

*Sharon Park Homeowners Association is not a conversion, and there is no commercial space.*

Also included with this certification are 2 sheets, dated May 2005 and February 2006, from the Board of Directors re: *Reminders and Procedures for Condo Unit Owners.*

# SHARON PARK HOMEOWNERS ASSOCIATION

## Reminders for Condominium Homeowners & Residents

The purpose of this note from the Board of Directors is to answer some of the more common questions condominium owners of our Association ask concerning features such as alterations or activities which are allowed or which are subject to Board of Directors review and/or approval. The Board trusts that this will promote clear understanding of some of the privileges and responsibilities we all share as Sharon Park Homeowners Association members.

### Allowable

- Hard-surface flooring in laundry room and kitchen
- Removal of "popcorn" ceiling treatments

### Allowable Subject to Architectural Control Committee and/or Board of Directors Review/Approval

- Hard-surface flooring in bathrooms of upper-floor units (1<sup>st</sup> floor units are acceptable and do not require Board / ACC review and approval)
- Tile or other hard-surface type flooring on balconies
- Balcony ceiling treatments & ceiling fans, added wall outlets, etc
- Unit retrofit with double-glazed windows (exterior design & color must match existing)
- Renovations involving kitchen gas lines, non-load bearing walls, etc
- Satellite dish antenna installations on building roof (Board requires a specific wire routing)

### Not Allowable

- Hard surface flooring in upper-floor units in entryway or any rooms other than laundry, kitchen and bathrooms
- Enclosing the balcony with screens or windows
- Open-flame cooking on balconies
- Any renovation entering or making changes in common walls (walls between units)
- Penetrating the slab floor of 1<sup>st</sup> floor units
- Changes in front doors
- Burning of wood or any materials in the fireplaces – only gas-fired ceramic logs are allowed
- Hanging or installing wires and/or cables or any other materials on the building external walls (cable company installations must be approved by the Board)

### Condo Ownership and Access:

Please note that:

- **Condo unit ownership** is defined as the interior space of the unit.
- The condo unit balcony is Association property, defined as *Exclusive-use common area*, i.e. for the exclusive use of the unit owner/resident.
- **Parking:** Each unit is allocated two parking spaces in the garage area. Residents must park there, not in guest parking or on street curbs.
- **Owner/Rental Ratio:** No more than 20% of the total number of Condo units may be leased to renter-residents at any one time.

If you have any questions or queries concerning life in our community, please do not hesitate to contact the President or any other member of the Board of Directors.

SHARON PARK HOMEOWNERS ASSOCIATION  
SHARON PARK DRIVE • MENLO PARK • CALIFORNIA

Date: February 16, 2007  
To: All Homeowners  
From: The Board of Directors  
Subject: Condo Project Completion Description and Funding

The purpose of this letter is to explain the need for a special assessment to meet condo project financial obligations and to report on the final results of the project. There will be a membership information meeting February 27, 2007 at 7pm in the Clubhouse to answer any and all questions members may have about the project and the requested special assessment.

**Special Assessment Needed**

To meet the outstanding financial obligations arising from the condo roofing rehabilitation project, the Finance Committee has recommended, and the Board unanimously accepted, the necessity for a special assessment in the amount of \$3760 per condo unit. The Association has no alternative but to meet these obligations by means of this special assessment. The amount of \$3760 will cover project contractual obligations (\$1412), replenishment of reserves (\$2035) and restoration of landscaping (\$313).

Details of the project finances and work done are set out below and Board members are available to answer questions. Enclosed is the ballot for membership vote.

**Project Costs, Funding and Need for Additional Funds**

Comparison of the project final costs compared with the existing funds is indicated in the attachment. The construction contract \$115,000 overrun in scaffolding and general conditions costs was due to significant increase extension in project duration. The time extension (4-1/2 months) beyond the original plan (5 months) was caused primarily, but not exclusively, by expanded scope of work and design changes. The contractor absorbed some of these costs (25%) and the Association absorbed the rest (75%). Total project costs as shown in the attachment are \$2,028,584.

The original special assessment (\$25,000 per condo unit) generated \$1,600,000. The existing reserve line items applicable to the project provided \$309,339. And the special account established for the project finances earned an estimated \$28,900 after-tax interest, for a total of \$1,938,239. As a result, project direct costs exceed the existing funds by \$90,345.

We have also determined there are two other financial needs arising from the project. First, it is imperative to restore and maintain the condo reserve at an adequate level of replacement funds. To achieve this, the current professional Reserve Analysis recommends a one-time special assessment of about \$130,000. This funding together with the regular (monthly) assessment schedule in the Reserve Study will fully restore the required reserve fund adequacy within about two and a half years. Since the current project addressed many long-term building components, there are few scheduled major expenses for several years and the reserve fund should remain at the desired healthy level for the foreseeable future.

Second, the aftermath of any invasive project such as the one just completed requires addressing detailed maintenance and deterioration of landscaping immediately adjacent to the buildings directly due to project activities. The contractor has already given us a credit in closure negotiations for the direct contractor-caused damage in landscaping and roadway. A detailed inventory of landscaping restoration with cost estimation determines minimal funding of \$20,000 is needed to address these needs.

The Board has accepted the Finance Committee's recommendation, which is to combine all three of these needs (payment of final project obligations, replacement of reserve funds to adequacy, and restoration of landscaping) into one special assessment. Therefore, the Board is asking the membership to approve a condo unit special assessment of \$3760 per unit to fund these needs.

**Description of Project Results**

The initial scope of the project included: i) roofing framing reconstruction and fascia board replacement; ii) repair and replacement of shingle siding; and iii) painting of stucco, wood trim, shingle siding, and garages. A 4<sup>th</sup> component was added during the project was selective replacement of dry-rotted wood trim. Requirements for bringing the roof framing, especially hip boards and ventilation, into compliance with code were driving factors from the beginning. During the project, we discovered many additional and unanticipated things needing attention.

Board member Gordon Soltau and I represented the Board and our membership throughout the project by working through all project details with the Project Manager, Architect and Contractor. These details were comprised of some 58 "Change Proposals", some comprised of proposed design changes, some being added work addressing unanticipated deficiencies, and some representing reasonable upgrades. Many of these items were small details involving hundreds of dollars (such as removal of stucco overspray on rafters from original construction, upgraded hangers and connectors, dry rot repair of split rafter tips). Several items were major problems discovered when the buildings were opened up, such as the need to reattach the stucco soffit which was sagging dangerously with openings of as much as 3 to 4 inches in places. And some large-cost items addressed omissions and improper implementation in original construction (wrong installation and lack of weather-proofing in elevator tower windows; inadequate roof ventilation; drains and downspouts on the drawings that were needed but never installed).

In weekly meetings over the length of the project, with the recommendations of Architect and Project Manager, Gordon and I filtered through all these Change Proposals and made decisions by prioritizing what was most important and cost-effective to be done while the scaffolding was present. The Architect helped optimize use of our funds by finding alternative, less costly solutions in several large-cost items. Along the way, each decision was formally approved by the Board at its meetings.

The end result was that, excluding the scaffolding/general conditions overrun, 58 Change Proposals totaling \$580,000 were considered. Of these, Change Proposals totaling \$183,927 were rejected, and better architectural solutions reduced another \$191,000 in Change Proposals to \$55,512. The total approved changes came to \$258,581, and the total of rejections and savings was \$319,415. Included in the approved change proposals was \$9,346 of trellis work beyond the initial condo project scope. Gordon and I chose to do everything we felt was needed and to do it in the most cost-effective way.

SHARON PARK HOMEOWNERS ASSOCIATION  
SHARON PARK DRIVE • MENLO PARK • CALIFORNIA

Date: August 31, 2006  
To: All Homeowners  
From: The Board of Directors  
Subject: Proposed Special Assessment to Pay for Earthquake Insurance

At its May 15 Meeting, the Board discussed the renewal of the Earthquake insurance policy that would have expired on May 23, 2006. The Association's insurance agent, Bay Area Insurance Agency, stated that it was unable to get quotes to the Board earlier than a week before expiration because purchase of earthquake insurance is made in the DIC (*difference in conditions*) marketplace and last-minute conditions prevail. The costs of previous and current coverages are summarized as follows:

<b>Last Year's Premium</b> \$15,000,000 with 7.5% deductible	<b>\$36,002</b>
<b>This Year's Premium</b> \$15,000,000 with 7.5% deductible	<b>\$73,933</b>
<b>This Year's Budget</b>	<b>\$44,344</b>

The Board was very concerned about the added cost for insurance, and was told that costs had risen due to floods caused by last year's hurricanes. It was noted that both earthquake and flood insurance are purchased in the same marketplace. After discussing the pros and cons of eliminating DIC coverage, or choosing different coverage amounts or deductibles, the Board unanimously approved a motion to retain the same coverage of \$15 million with a premium cost increase of \$37,931 or approximately \$29,589 over budget (approximately \$340.10 per unit or townhouse). The Board also initiated a continuing search for more cost-effective alternatives for the future.

The Board is seeking membership approval for a special assessment to pay the additional cost of \$340.10 per unit needed to retain the current policy throughout the period (May, 2007). If not approved, coverage will continue until the budgeted funds are exhausted (about the end of January). **The Board also views your vote as a referendum on whether or not to continue to have earthquake insurance under these conditions in future years (probable increase in monthly assessment).**

Please complete your ballot and return it to PML as described below. If you are unsure how you want to vote and you want to discuss the matter, please contact a Board member and/or plan to attend the next Board Meeting scheduled for September 18, 2006, at 7:00 p.m. in the Clubhouse.

**BALLOT**

Enclosed you will find one (1) Ballot, one (1) blank white envelope, and one (1) pre-addressed envelope. Once you have completed the ballot, you must place it in the blank white envelope which then must be sealed. **DO NOT PRINT OR WRITE YOUR NAME OR ADDRESS ON THE BALLOT,** and **do not** write or mark on the blank envelope. After you have sealed the blank envelope, place it inside the pre-addressed envelope which should be sealed and mailed as addressed. At the top left hand corner of the pre-addressed envelope, you will find a printed return address label with your name and address on it. You must sign and date this label underneath your name and address. Please follow these directions carefully to ensure the validity of your ballot. The pre-addressed envelope may be considered as the proxy to establish a quorum for the purpose of approving the special assessment.

SHARON PARK HOMEOWNERS ASSOCIATION  
SHARON PARK DRIVE • MENLO PARK • CALIFORNIA

**BALLOT**

**APPROVAL OF A SPECIAL ASSESSMENT:** The Board is seeking membership approval for a special assessment to pay the additional cost of \$340.10 per unit needed to retain the current policy throughout the period (May 2007). If not approved, coverage will continue until the budgeted funds are exhausted (about the end of January). **The Board also views your vote as a referendum on whether or not to continue to have earthquake insurance under these conditions in future years (probable increase in monthly assessment).**

By voting "YES" you are voting to approve the assessment and the referendum to continue having earthquake coverage.

By voting "NO" you do not approve the assessment or the referendum.

Check one box only.

YES       NO       ABSTAIN

*\$340.10 was killed on 12/1/06 due to our new insurance.*

Earthquake Insurance Special Assessment Ballot

Earthquake Insurance Special Assessment Letter

# SHARON PARK HOMEOWNERS ASSOCIATION

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Dear Association Member:

July 1, 2005

The purpose of this letter is to inform our membership concerning the nature and status of the condominium fascia board and roofing project. About a year ago, the Board observed the deteriorating condition of most of the fascia boards (rooftop trim boards) on each condo building, specifically splitting and holes and gaps. Further, it was known that for many years rainwater would pond in the gutters and flow over the corners due to lack of proper drainage. It was anticipated that dry rot was occurring because of improper drainage and visual evidence of deterioration. Also, from the ground it could be seen that the roof line at several of the "bump-out window" corners was visibly sagging.

Your Board realized it had to address the problem meaning, we thought, correction of the drainage problem and replacement of the fascia boards. We contracted for a limited inspection and development of a proposed solution. Based on the results, we then contracted for design and construction of a "fix" on a test section, a bump-out window corner on the front of 1290.

The subsequent work on the test corner revealed poor original design and construction in many details that caused some concern in terms of the cause of sagging. We asked that a structural analysis study be done that would model the original design and determine whether the original design was adequate. The study revealed that the original design had structural deficiencies.

The Menlo Park Building Department has since informed us that once construction work is started on any of the condo buildings, we must correct the known structural deficiencies in the existing roof framing. Simply put, the roof framing must be brought into compliance on all five buildings as we make drainage improvements and replace fascia boards on the buildings.

This is a much larger project than simply replacing fascia board and correcting drainage. Cost estimates indicate the available reserve funding will be inadequate for the project, and the Board will have to consider a special assessment. The Finance Committee is studying alternative funding strategies in this regard. Currently, our architectural firm is investigating variations in approach to the solution, and developing firmer estimates of the scope and cost of the project. Then the detailed construction drawings will be developed to go out to bid. We will inform you of the scope and cost of the project, pending these further investigations. The technical reports (initial investigation and structural design study) and the notification from the city are available upon request.

After safety, the Board's highest responsibility to its membership is to preserve property values and owner's investment. For this reason, the Board will address and act on this unexpected problem in a timely and responsible manner, and make the wisest decisions it can based on its best judgment.

For the Board of Directors,

Dick Desautel, President

SHARON PARK HOMEOWNERS ASSOCIATION  
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SHARON PARK HOMEOWNERS ASSOCIATION  
 SHARON PARK DRIFT • MENLO PARK • CALIFORNIA

Date: **November 9, 2005**  
 To: **All Association Owners**  
 From: **The Board of Directors**  
 Subject: **Results of Special Assessment Balloting**

Date: **November 9, 2005**  
 To: **All Sharon Park Condominium Owners**  
 From: **The Board of Directors**  
 Subject: **Results of Special Assessment Balloting**

Now that the Special Assessment has been approved, it is necessary for you to select a payment option. At its 9/19/05 Meeting, the Board of Directors approved two payment options as follows:

- Option #1:** One payment of \$25,000 due on December 1, 2005 and delinquent on March 31, 2006.
- Option #2:** Two payments of \$12,500 with one payment due December 1, 2005, and delinquent March 31, 2006, and the second payment due April 1, 2006, and delinquent June 30, 2006.

The Board also approved the following late charge policy with respect to payment of the Special Assessment:

- The late charge for delinquent Special Assessments will be calculated as the interest calculated on the basis of the U.S. Prime Rate plus 2% per annum (365 day basis) from the date the Special Assessment payments become overdue (delinquent) to the date of final repayment of the Special Assessment, including accrued interest and charges. Unpaid interest and service charges will be added monthly to the outstanding balance of the Special Assessment.
- A late charge of Twenty Dollars (\$20.00) shall be assessed on any delinquent Special Assessment.

Please select one of the payment options by completing the form below. **Return the completed form to PML no later than November 21, 2005**, by using the enclosed envelope. Please select your option carefully because a \$50.00 fee will be applied to your account if you decide to change your financing plan at a later date. Also, if PML is not informed of your payment option selection, Payment Option #1 (one payment of \$25,000 payable December 1, 2005) will be chosen for you.

In the event that you should sell your Sharon Park home, your special assessment MUST BE PAID IN FULL before escrow can close.

**PLEASE DO NOT INCLUDE THE FORM WITH YOUR DUES INVOICE.**

Penalty and Return Mail

- Option #1  (One payment of \$25,000)  
 Option #2  (Two payments of \$12,500 each)

Condo Unit Address: \_\_\_\_\_ Date: \_\_\_\_\_  
 \_\_\_\_\_ (Signature)  
 \_\_\_\_\_ (Print Name)  
 \_\_\_\_\_ (Signature)  
 \_\_\_\_\_ (Print Name)

Your Board of Directors is pleased to announce that both resolutions on the special assessment ballot have been approved by our membership.

For **Resolution 1** (a special assessment of \$25,000 for funding the condo roofing construction, painting and shingling work), the results are 60 "Yes" votes (44 condo and 16 townhouse) and 14 "No" votes (all condo).

For **Resolution 2** (bank loan for a standby funding facility), the results are 59 "Yes" votes (43 condo and 16 townhouse) and 10 "No" votes (all condo).

We are particularly pleased that condo owner approval votes provided an absolute majority of the entire membership for Resolution 1. Management will be communicating with the condominium owners by mail with details of the Resolution 1 payment options and due dates.

We thank you for bearing with us through this process, and, as unfortunate as the need is for such an assessment, the Board is grateful that, by your vote, you have shown confidence and appreciation for the Board's efforts on your behalf.

Results of Special Assessment Ballot

SHARON PARK HOMEOWNERS ASSOCIATION  
SHARON PARK DRIVE • MENLO PARK • CALIFORNIA

Date: October 3, 2005  
To: All Homeowners  
From: The Board of Directors  
Subject: Purpose, Description, and Explanation of Special Assessment

Through a series of newsletter articles (May through September), a July 1 letter from the board, and two open meetings (June 22 and September 6), the Board has kept our membership informed concerning the development of a need to perform substantial roof framing work on all five condominium buildings. It has now been determined that a special assessment is required to pay for work. All Association members are eligible to vote on the proposed special assessment, which, if approved, will be levied on condo units only. Concerning the project and assessment, this communication summarizes: 1) *what* (nature and scope of the project, and the funding context); 2) *why* (need for project and special assessment); and 3) *how* (the Board's process, discussions and decisions).

**What is this Project about?**

During the past year, the Board has observed growing deterioration of the roof-edge fascia boards on all the condo buildings. Further, it has been known for years that instead of draining properly, water ponds at the corners (and flows over them) due to visually observable sagging of these corners. It was time to address these issues because water damage and dry rot problems only grow with each year and cause major damage. The Board contracted with an architectural engineering firm for an analysis of both windowless and window corners to determine cause of the sagging, and for repair of one test corner. The structural analysis showed the roofing at *windowless* corners was code-compliant. But the analysis also determined the structural framing at the *window* corners was deficient and noncompliant with Building Code. The "hip" framing boards were overstressed and might actually qualify under the Code as "Unsafe Building." Further, the test corner repair revealed poor quality construction. Contractors repaired the construction and brought the test corner into code compliance. Finally, the Menlo Park Building Department put us on notice of the requirement that "once construction work is started on a building, known structural deficiencies must be corrected to comply with current Building Code", i.e., the deficient window corner construction would have to be brought into compliance with code (as was done with the test corner). The Board then requested the architect prepare detailed construction drawings and specifications, solicit bids from reliable contractors with a known track record, and advise the Board on the results. In parallel, the Association Finance Committee was asked to examine and determine funding strategies for the project. Further, the Board decided to study whether it might be cost-effective to combine other long-term maintenance items coming due (painting and shingle siding) with roof framing construction, and asked for bidding options on these as well. Concerning the funding context, the condo reserve fund recognizes and provides for estimated costs of repair and replacement of fascia board and shingle siding, painting and trim repair. There is no provision for the completely unexpected and unanticipated need to correct structural framing in the window corners to bring it into compliance with Code. Further, bidding results showed the reserve funds on hand for the fascia, shingle, paint, and trim work significantly underestimate current costs for this work.

**Why does the project need to be done and why is a special assessment required?**

Deteriorating fascia boards and sagging corners are dangerous (one fascia board has already fallen off), will only experience further deterioration, and will cause damage to other building elements if not corrected. They must be repaired soon or the future cost will be even greater. Because of Code requirements, the deficient window-corner roofing structure must be brought into compliance with Code when fascia boards and drainage systems are repaired or replaced.

This correction requirement adds the majority of the project cost beyond available funds since the reserve fund did not anticipate that portions of the building roof framing were noncompliant with Code. The full project cost of \$1,800,000 includes a 1% contingency fund and all estimated fees. The existing project appropriate reserve funds are about \$200,000, covering only about 11% of the project cost. The proposed \$23,000 special assessment per condo unit raises \$1,600,000 to cover the balance of the project. Roughly estimated, 71% (\$1,750) of the proposed special assessment is required for correcting unexpected deficient roof framing, and 29% (\$7,250) is attributable to greater-than-anticipated cost increases in shingle, trim and paint work.

**How has the Board made its decisions?**

The Board determined that it would consider a range of scope (basic and options) for what work was to be done. The base project involved performing fascia board and code-compliant roof framing work, with options for cost-effective additions of stucco paint and trim repair, and shingle siding repair/replacement and painting. The Board has had the Finance Committee tracking the project through the whole process and meeting to discuss funding strategies and size/payment terms of a proposed special assessment. Satisfied with the quality and comparison of bids, the Board at its special meeting on September 6<sup>th</sup> heard from, and was encouraged by, Association members in attendance (open session), and then made its decision (Executive Session). In its deliberations, the Board took into consideration funding options, the impact on condo owners, stability of future regular monthly assessments and future building maintenance. Led by the three Directors who are condo owners, the Board indicated intent to choose the lowest bidder and the broadest scope of work (roof, shingle siding, painting). It was determined construction would take place over 120 to 150 days, April through approximately August 2006. These decisions were confirmed and the special assessment proposal determined and defined at the monthly Board meeting of September 19<sup>th</sup>.

Two of the Finance Committee members are condo owners, three are townhouse owners. The Committee considered a variety of funding sources and combinations, cash flow requirements for the project, and size and payment options for a proposed special assessment. With Committee recommendation to the Board, the Board decided to place a special condo unit assessment of \$25,000 before the membership for its approval to fund the project, with owner's option to pay one lump payment on or before March 31, 2006 or two half payments by March 31 and June 30, 2006.

If approved by vote of the entire membership, the special assessment will be levied on condo units December 1, 2005 with payment due on March 31 (Option 1) or March 31 and June 30 (Option 2). The Board also accepted the Committee's recommendation to ask for membership approval for securing a standby credit facility for short-term advances in the case of cash flow problems caused by late payments of the assessment by homeowners.

**Conclusion**

The Board has taken this action because its first priority (after safety) is to preserve owner's property value. We are fortunate that property values in our beautiful community are very strong. The Board's responsibility to our members is to make decisions and to so manage our community that owners' investment is protected by proper maintenance of the buildings. Corrections to bring structures into compliance with Code were unexpected, but in this case are required for maintaining safety and value. In the Association's past history, special assessments have been few and not excessively large. The current situation concerning structural deficiencies and escalating costs is unfortunate, but our decisions on your behalf for scope and funding are well researched and well thought out. We have kept our membership openly and continuously informed along the way to our conclusion. We have taken care to provide condo owners five months for planning personal finances to meet the assessment and to offer two payment options from which owners can choose. We ask all Association members to become knowledgeable about the project and special assessment and to vote. We ask our membership to partner with us in maintaining owners investment by approving this special assessment.

Special Assessment Letter 9