



Dear Neighbor:

January 25, 2005

Happy New Year residents and thank you for your overwhelming support thus far of our assessment to pay for the perimeter fence project. As of January 15th, we have received \$250 from approximately 100 of the 168 residents.

Obviously, with your early payment of this assessment, we have enough money to start replacing the perimeter fence on Garnett Road. However, upon a resident inquiry, we have identified a new "Declaration of Covenants" document relating for Bretton Woods that was filed at the courthouse in 1998. Although we sought a legal opinion before making the assessment, our attorney failed to identify this document, which differs from the documents we had.

This "Declaration" requires we take a vote before making a special assessment. As we revealed to you in the assessment letter, we are running out of time on our favorable quote for building the perimeter fence. Accordingly, we would like to conduct this vote as quickly as possible. We will have a special meeting to conduct this vote on February 28, 2006 at 6:30 p.m. in the Moore Elementary Cafeteria. However, we would prefer you vote by absentee ballot.

Please cast your vote on the enclosed absentee ballot by marking an "X" by "FOR" or "AGAINST" and return it in the postage-paid envelope as soon as possible. We need your signature in all three sections: 1) Receipt of Notice, 2) Proposal Voting, and 3) Absentee Ballot. If we don't hear from you within 10 days, a Board member will be knocking on your door to get your vote. Even if you plan to come to the meeting, please consider voting ahead of time to facilitate this process.

The Board still strongly recommends we build this brick perimeter fence. As we indicated in our town hall meeting presentation, we believe it to be a more cost effective alternative than replacing and maintaining a wood fence. A copy of the meeting minutes from the town hall meeting is also enclosed for your review and includes a lot of questions from the floor and answers from the Board. If you were not able to attend the town hall meeting, please review these meeting minutes before you vote. They are also available on our website at [www.brettonwoodshoa.com](http://www.brettonwoodshoa.com) under "What's New".

If you have paid your assessment already, we ask that you please leave it on file with us until this vote has been completed. In the unlikely event that it will need to be returned, the money has been placed in a separate bank account and is not part of our general operating expenses. If you haven't paid your assessment yet, the January 31<sup>st</sup> deadline will be extended without a late fee until the vote is completed. We will communicate a new date on which it will be considered late.

We ask, in advance, for your understanding and cooperation regarding these necessary, additional steps. We are unpaid volunteers serving our neighborhood association as elected Board members and are doing our best to create a safe, friendly, valuable neighborhood. Please contact me or another Board member if you have any questions and, again, **please mail your vote in today!**

Ron Comeau, Bretton Woods Home Owners' Association President