



November 15, 2005

Dear Neighbor:

Thank you to all residents that attended our special town hall meeting concerning the perimeter fencing project. We appreciate your willingness to listen to the Board's research, findings, and recommendation. We also appreciate your feedback during the meeting and for completing our survey at the conclusion of the meeting indicating your preference on how we pay for the perimeter fence.

We are pleased to report that over 81 percent of those residents attending, not counting the Board members that were present, were in favor of the perimeter fence. Furthermore, all but one of those in favor preferred we make a one-time assessment. However, about a third of those in favor preferred we also push back the dues a bit so that the the assessment and dues aren't due at the same time.

At our November Board Meeting, the Board of Directors voted in favor of making a one-time assessment on January 1, 2006 of \$250 per lot to cover the replacement of our perimeter fence along Garnett Road and 71st Street with a more permanent brick fence. Per our by-laws, this assessment will be considered late 30 days after the assessment date of January 1, 2006. Accordingly, a late fee of 10 percent, or \$25, will apply to payments made after January 31, 2006.

If the assessment is not paid within 60 days of the assessment date of January 1, 2006, a lien will be filed against your property for at least the assessment of \$250, the late fee of \$25, and filing fees of \$75 to ensure the completion of the perimeter fence and to ensure that each resident in Bretton Woods shares equally in the cost of the fence. Sixty days from the assessment date will be March 2, 2006.

The Board has also voted to change the annual dues timing from January 1st to March 1st for 2006 and beyond. Our expenses are typically lighter in the first few months of the year and don't pick up until mowing season begins in April. Hopefully this will provide some relief to our residents during the holidays.

As president of your home owners' association, I made a commitment at the town hall meeting to be the first to pay this assessment if approved. Accordingly, I have already paid not only my assessment of \$250, but also my dues of \$150 for 2006. For those residents that can afford to follow my lead, please consider paying at least the assessment now instead of when it's due in January. We are close to having the funds necessary to complete Garnett and would love to get started on it as soon as possible.

Please find enclosed two invoices: one for the \$250 assessment due January 1, 2006 and one for the \$150 annual dues due March 1, 2006. These are being sent out early to encourage early payment, to give you advance notice for planning, and to save us the extra postage expense of mailing out separate invoices later.

Also find enclosed a copy of the meeting minutes from the town hall meeting and a copy of the waiver of notice and consent to holding of special meeting of directors, which each Board member signed and acknowledged our intent to vote on this assessment at our November Board Meeting. Please contact myself, another Board member, or our management company if you have any questions.

Again, we sincerely appreciate your time for those residents that attended our town hall meeting and we also want to thank every resident, in advance, for your understanding and cooperation on this project. We believe we will all be more proud of our neighborhood once this perimeter fencing project is completed. The Board would like to wish you and your family a happy holiday season!

**Ron Comeau, President
Bretton Woods HOA**

**P.S. Contact information is always available at www.brettonwoodshoa.com.
Email feedback via our website is always welcome.**