

Solano Verde Ranch Homeowners Association

Solano Verde Drive / Coyote Canyon
Somis, CA 93066

November 17, 2011

Homeowner
Solano Verde Ranches HOA

RE: Landscape Maintenance of the Bridal Paths: Survey requesting response from membership

Dear Homeowners:

We are writing on behalf of the Board of Directors to request your response regarding whether or not you would be in favor of the Board turning over the landscape maintenance responsibility of the bridal paths to the homeowners or if you would rather leave this maintenance responsibility in the hands of the HOA.

In order to clarify this issue, we have provided an insert that lists the "pro's" and the "cons". As you are aware, the Board of Directors decided to increase assessments this year in order to pay for the increased costs of services provided to the association. Landscape maintenance is a major cost to the association currently. The association currently pays around \$40,000 per year for landscape maintenance of the common areas. The Board is concerned that costs associated with the maintenance of the landscape on the bridal paths will continue to increase, while the performance of landscape companies will continue to decrease. If costs of maintenance continue to increase, homeowners may be subject to additional assessment increases in the future.

Please complete the survey enclosed and mail or fax it back to our office by **Friday, December 16, 2011**. The survey is also posted on the Solano Verde Ranches HOA webpage, www.solanoverde.org. Please indicate whether you are in favor of the homeowners taking over the landscape maintenance of the bridal paths or if you would rather leave the landscape maintenance in the hands of the HOA? If the Board turns over the landscape maintenance of the bridal paths to the homeowners, each homeowner would be responsible for individual landscaping costs to maintain the portion of the bridal path that runs parallel with their property. If we do not receive your response, the Board will interpret your lack of response to mean that you are willing to accept what the Board decides.

Sincerely,



Helmut Martinek
Association Supervisor

Cc: Board of Directors

REAL SUPPORT PROPERTY MANAGEMENT
28990 PACIFIC COAST HWY, STE. 107B
MALIBU, CA 90265
PHONE: 310.457.0019;
FAX: 310.457.1330
HELMUT@REAL-SUPPORT.COM