

Lake Forest Glen Homeowners Board of Directors

Monday 1st November, 2010

Dear Homeowners,

Another year has flown by, and they seem to go faster each year. It is always a sobering reminder for us to make the best of every day and appreciate the great experiences we are lucky enough to be able to enjoy. And being able to take pleasure in Lake Forest Glen is one of those.

The work on roofing and painting has progressed well this year and are "on plan" to complete the work next year. After a slower than expected start, due to late snows, the crews caught up. But this did cause delays to landscaping and other work as Alan and his team worked to help ensure that we did not incur any extra costs and in fact continued to save money and reduce the risk in this large project.

The Annual Homeowners meeting on October 16th was well attended and covered many topics. The most important discussion was centered on the pools and the unfortunate abuse of the rules that continues to cause a lot of Homeowners great concern. As you may know, the pools were re-designated 2 years ago; based on legal guidance we received around the Davis-Sterling Act, which regulates what we are able to do with common-use facilities in our condo association. Clearly, the changes we made then, while bringing us in line with the law, have caused other issues and so I have asked all homeowners to send me any ideas that would help bring the central pool/spa back to a quiet area. We will be reviewing all of these in early 2011 and determining what we can improve for summer 2011. Please send these inputs to lfghoa@sbcglobal.net ; I look forward to hearing from you.

There are many enclosures with this mailing, all of them important and many that we are required to send you each year. As we approach the winter season, please refresh your knowledge of the rules & regulations to help avoid any potential infractions, especially parking and snow clearance related. Also, please remember to ensure that any tenants you have are familiar with these documents. As required by law, you also have the right to receive minutes of board meetings. These are available at www.lfghoa.com , or upon request at the Association office, or by sending a stamped, self-addressed envelope.

As a reminder, homeowner's dues will increase from January 1st, by an inflationary amount, to \$295 per month.

Finally, on behalf of all homeowners, I would like to thank Alan, Heather and the entire staff for their continued care, attention and hard work. Lake Forest Glen is a special place and with their efforts it continues to improve. Many of you know that Heather is leaving us in early November, as her family moves to Portland. We will miss her, and wish her good luck and happiness in a new city. Please also join me in welcoming Heather's replacement, Carol.

Happy Holidays,



Mark Pierpoint
President
Lake Forest Glen Homeowners Association