

The Ledges Homeowners Association, Inc.

Dear Ledges Homeowners,

07/30/2010

It has come to the attention of the board of directors that there are some misconceptions about the Homeowners Association, Restrictive Covenants, (RC's), and the function of the board of directors particularly in light of the State supreme court judgement against the association rendered in 2006. The intent of this letter is to hopefully clarify some issues surrounding these items as well as to explain the functional concept and philosophy of this board of directors.

Due to questions of applicability of amendments made to the RC's subsequent to the original document we have gone back to the original document filed by the developer in December of 1988. (A copy of this document is enclosed). The Association, under provisions spelled out in these RC's, filed as a non profit corporation under the name of "The Ledges Homeowners Association, Inc." on September 20th, 1994.

All homeowners in The Ledges are considered by the Board of Directors to be voting members of the association and entitled to 1 vote per lot owned. For voting purposes this board does not consider payment of dues requisite for voting eligibility. It should be understood that as a deeded owner in The Ledges of Hidden Hills Development you have signed an agreement with your closing documents to abide by the RC's noted above.

The current board of directors was elected at the end of or after a lengthy, and costly set of court actions which effectively rendered the association toothless in its ability to require mandatory dues to be paid, (with the exception of collections for the cost of lighting the entrance monument of about \$6.00 per lot this year), and our ability to enforce the RC's via fines or fees. The ability of the board or individual property owners to seek some form of legal remedy to breaches of the RC's has not necessarily been precluded, although the outcome of such actions would not seem to be worth the investment in the legal system or the negative feelings that might result.

The theme that was adopted by this board when first elected two plus years ago was that of promoting harmony and peace in the neighborhood in an effort to heal, within the limits of our ability, the wounds left by the protracted struggle that preceded our election.

From a budgetary perspective we decided to maintain smaller reserves and entirely removed the budget item for legal services with the hope that this would be seen as a reflection of our positive approach and a demonstration of our reluctance to initiate any unwise legal action.

We also hoped that lowered fees might encourage some of the non-participating neighbors to include themselves. Unfortunately this did not happen. The number of homeowners who paid the full requested amount stayed about the same.

(Over)

The Ledges Homeowners Association, Inc.

We have tried none the less to maintain the consistent appearance of the neighborhood by continuing to have the street frontages mowed on a regular albeit less frequent basis and having the entrance monument landscaping trimmed periodically and of course keeping the lights turned on at the entrance.

Our mandate for following this philosophy is borne out by the fact that over 68% of the ownership have chosen to pay the entire voluntary fee and another 12 percent have either paid a partial fee and/or the mandatory fee for lighting the entrance. (By the way, that leaves 20% of you who still owe the court defined mandatory fee of \$6.00 per lot.)

In addition to the relatively high percent of voluntary donations a majority of the owners have re-elected this board by acclamation at the last two annual meetings of the association. This could be because no one wants to step up and serve on the board but we would like to believe in the affirmative interpretation of this mandate.

While living in our beautiful neighborhood we have always felt that the quality of this development coupled with the quality of the homeowners demonstrated by your overall good taste and the hard work done to maintain your yards and homes should obviate the need for the Board to become enforcers rather than administrators in helping the homeowners to follow the common sense guidelines set forth in the RC's and to encourage the payment of the voluntary fee of \$96.00 per year per lot. (That amounts to \$8.00 per month or about 1 glass of relatively inexpensive wine at a restaurant.)

Coupling this with the concept that smaller weaker governance requires greater responsibility on the part of each individual homeowner, the issue comes down to two things; responsibility and respect. Responsibility to your neighbors and to the contractual agreement you made when you purchased property in The Ledges to abide by the RC's and respect for yourselves, your neighbors and your community.

To this end, if you are embarking on an exterior project please contact a member of the architectural committee, (Janis Crothers, Ruth Larsson or Lee Yeomans or any Board member). Working together we can help ensure that your project complies with the spirit of the RC's. They were implemented only to help maintain the quality appearance and peaceful nature of our beautiful neighborhood.

We implore you as homeowners and neighbors to follow the simple guidelines and procedures set forth in the RC's. They exist for our mutual benefit. If we utilize them the appearance of our lovely space in the woods will be enhanced and we will all reap the rewards of this in consistently high property values as well as in maintaining a beautiful and peaceful atmosphere in our glorious mountain retreat.

Respectfully Submitted,

Thomas Crothers, Joe Gillett, Joy Parisien, Teri Drevlo, & Carol Mickewich
Your Association Board of Directors