November 3, 2011

Dear Wright Farm Homeowner:

Your board of directors would like to provide you with some feedback from this past year regarding your neighborhood homeowners association. The Association is about to complete its first full year under homeowner management following the turnover from the developer Lennar.

Some tangible results from this past year’s efforts include: incorporating over two dozen changes to the Architectural Guidelines & Design Standards, saving roughly $8,000 annually by changing landscaping services from Lasting Impressions to Abernethy and Spencer, saving roughly $1,000 on our annual insurance premium by changing companies from AIAI to State Farm, eliminating routine postal mailings to cut costs, and establishing an HOA website ([www.wrightfarm.net](http://www.wrightfarm.net)).

As a result of closely scrutinizing our budget, the board of directors voted to decrease homeowner dues by 8% for 2012. Through CMC, our management company, you should see your quarterly dues decrease from $201.33 this year to $185 next year. We encourage everyone to pay their dues on time to avoid late fees and penalties.

With winter closely upon us, as evidenced by our first snowfall this season, we thought it worth briefly mentioning the subject of snow removal. Ultimately, VDOT is supposedly responsible for neighborhood snow plowing, but several development bonds remain in place between Lennar and the county delaying VDOT takeover. While we are trying to closely monitor the process, we don’t believe all the bonds will be released by this winter, thereby obligating Lennar to plow our streets in the event of snow. We don’t have all the details as of yet, nor are we completely confident our streets will be plowed in a timely manner. We simply want to make everyone aware of this sometimes contentious issue and allow you the opportunity to prepare accordingly.

At your convenience, please periodically visit the website to learn when upcoming meetings are scheduled (annual homeowner meeting is Dec 6, 2011, 7pm, Carver Center), view HOA documents, and email questions or concerns. In an effort to further improve communications, please pass along your email address to CMC or the board of directors.

In closing, this is your HOA and should reflect your requirements and goals. Please consider getting involved either by running for a future vacancy on the board of directors, joining a committee, volunteering your time, or in any other way you can think of.

Sincerely,

Harry Harris, President
Dave Delmonte, Vice President

Joe Sebeny, Secretary

Jeanne Czarnetzky, Treasurer

Mike Friedl, Director at Large