

July 10, 2007

Hi All,

I wanted to let you know that we now have 100% payment for the 3rd quarter HOA dues. I want to thank you all for paying promptly. I hope that next quarter everyone will ensure their \$200 is received by Lyndon by September 30 to ensure we can deliver parking permits to owners and tenants before the current ones expire.

Some other business:

- Ruth who voluntarily runs our website (she does a great job) has offered to create a section for home owners that are looking to sell or rent out their property. We will have a separate page that can have a short description and a link to your real estate agents site. Anyone who would like to take advantage of this additional free advertising should contact me with all the information you would like on the site and I will coordinate with Ruth.
- We will be having a BBQ for the community. A date should be announced by the end of this month. We plan on having it no later than September. My personal goal is to have 2 community events each year, one in summer, and one in December.

Issues raised to me by home owners that I want to ensure the community is aware of:

- Speed. Please limit your speed as you drive around OFC. We will be installing speed bumps shortly to enforce slower driving, and we hope that in the meantime people drive a little slower around the circle.
- Parking. We issue 46 permits. There are less than 20 unreserved parking spaces. It doesn't take a math major to work out that we don't have enough spaces for every unit to be able to park in an unreserved parking space. Please, if you have a garage, park one car in it. If you have a driveway, park your other car there. If every unit uses their garage and driveway every unit in WT can have 2 cars parked. This isn't an issue today; it will be an issue in 6 weeks when students start arriving back.
- Willoughby Townes is zoned for residential use. For the full definition of what this means, please read section 10.01 of the covenants and restrictions which every owner and tenant should have a copy of. The summary is that each unit should be occupied by a single family, with no more than 3 persons not related by blood, marriage, adoption or guardianship. There are units that exceed this and we have been asked to address this. Owners, please address this before we are forced to enforce this.
- Nuisances. There have been noise complaints made to me about some occupants. This is a community and rather than instill any firm rules at this stage, I would ask that all occupiers of units think about their neighbors and the impact of their actions on them. If you are an owner, please pass on to your tenants that you would like them to be mindful of others in WT.
- Pets. Please ensure you clean up after your dogs.

- Rubbish. WT provided each unit with an approved toter. Only the approved bins should be visible. If you need additional toters, please ensure they are not visible other than on pick up day. Here is a reminder of the rules for the toters:
- Toters and recycling bins are to be kept off of lawns, planter beds, and sidewalks facing Old Fifth Circle and Fifth Street Extended on non-refuse pick-up days (i.e. Friday, under the current refuse removal scheme).
- Toters and recycling bins should be placed at curbside the evening before pick-up (Thursday, under the current scheme), and removed to their storage positions by the end of the day on refuse pick-up day (Friday, under the current scheme). On occasion, recycling does not pick up on the designated day, due to backlogs (e.g. over Christmas when they were running one day behind). In these instances, residents may leave their recycling bins on the curb until they are emptied (which would be on Monday at the latest under the current scheme).
- Due to the size of the toters and the position of many houses, removing toters from sight may not be feasible. The following remedy will therefore be adopted: smaller toters with a uniform color scheme will be provided, and the existing toters will be removed by Allied (the current recycling bins will remain).
 - Outdoor furniture. There have been some comments about unsightly furniture and other items that are visible to the community. I do not want to tell people what furniture they can or cannot have. What I would like to say is that having unsightly furniture outside, does detract from a community.

I am hopeful that as a community that each occupier (owner or tenant) will take it upon themselves to make WT a great community to live in.

Regards,

Tony