

November 8, 2007

To All Homeowners:

On October 13, 2007 the Cortez Groves Lot Owners Association elected a new board of seven members to replace those that had left the board. On that day we discovered that the former board president signed a two year management contract with Parker Finch on October 8, 2007. **After careful review of this contract, the current board has decided to terminate this contract for the following reasons:**

- The contract was written in favor of Parker Finch and offered no protection to our community.
- The contract did not offer Cortez Groves any flexibility to reduce or renegotiate costs or fees so that the community could choose what services would be necessary and prudent.
- The contract's monthly fees were in excess of \$2,000.00 at an annual expense of \$24,000.00. These are funds that can be used to get our community out of debt and on the right track to making necessary repairs and improvements to the property.
- There is a family relationship between a homeowner and the owner of Parker Finch, a clear conflict of interest to this community.
- There was no written documentation to support the written approval of the full board of directors by the former president prior to signing the contract. As set forth in Article 5, Section 5, therefore deeming the authority to sign this contract null and void.
- Our legal counsel, Guttilla, Murphy, & Anderson, has also reviewed the contract and is in agreement that it does not serve our best interest to continue with Parker Finch.
- The management company immediately sent you payment coupons when they were specifically asked to wait until the end of the year when we could review our current financial status. This was an act of direct disobedience to the Board.
- We, your new Board have reviewed the finances and tasks needed to keep our community running smoothly. We are confident that this community can self-manage and with enough volunteers, we can save our entire community thousands of dollars.

Please discard the Parker Finch coupon books immediately and send all future payments to our Post Office Box, listed above. If you need more envelopes, please contact the main phone above or contact any volunteer board member. If you have already sent a payment to Parker Finch, please mail a copy of your cancelled check to the Cortez Groves PO Box so that we can post the payment to your account. **Please note our monthly dues remain at \$120.00 per month.** The increase proposed in September was not passed.

On another note, there are two issues that have repeatedly come to our attention and the community needs to take note:

1. **Yard Sales are to cease and desist.** According to Article 11 of our Rules and Regulations, yard sales are prohibited. However, we are looking to add an amendment to the R&Rs so that yard sales can be held as a community twice yearly with limited access and parking restrictions, more details to come at a future meeting. If the amendment passes, our Community Yard Sale would take place on the last Saturday in April. We are confident that this compromise will meet the needs of our entire community.

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2. **Broken down cars need to be repaired off of our property or covered.** According to Article 3 of our Rules and Regulations, vehicle repairs of any kind are prohibited. If you have a car that is in disrepair, please cover it with a car cover until you can have it moved or towed off the property.

After three weeks of transition, the new Board has learned so much about our property and we are looking forward to getting our community back on track for better days. We acknowledge that there may have been some delays in attending to your needs and we truly apologize for any inconveniences this may have caused you. In turn, we ask for your understanding while we are still in the first month of service on the board. Like you, we want to be proud of the place we live in and we will do everything that we can to serve this community.

Sincerely,

Your Volunteer Board

Veronica Lucas
President

Arthur Gribel
Vice-President

Karen Manies
Treasurer

Maria Myers
Secretary

Gloria Brittain
Director

Paul Sullivan
Director

Gilbert Casas
Director

Mark your calendars: All community meetings will take place on the 2nd Wednesday of each month.

Next Community Board Meeting
Wednesday, November 14th, 2007
7:00 PM in the Clubhouse