

The Woods at Mill Valley Association, Inc.
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April 23, 2004

To: The Woods at Mill Valley Home Owners

From: The Trustees of Woods at Mill Valley Association

Subject: New Officers; Committee Volunteers Needed; 2004 Association Dues

Dear Neighbor:

In case you were wondering, YES – the Woods at Mill Valley Homeowners’ Association does still exist. Each and every lot owner in the Woods at Mill Valley subdivision, including undeveloped lots which the developer is responsible for, is a member of the association and pays the same annual dues.

A meeting for all members was held on Monday, March 29 at the Marysville Public Library. This meeting was to turn over the association to new officers or to a private property management company. Four of your neighbors have volunteered to hold the offices of President, Vice President, Treasurer and Secretary - with no objections from those in attendance. The new officers for the 2004 fiscal year (April 2004 through March 2005) are: President - Jeri O’Kane; Vice President - Heidi McMahon; Treasurer - Craig Bull; and Secretary - Susie Davis.

You may contact any of us by writing to the Association at the post office box or email address listed in this letterhead. We will discuss your concern/suggestion/request and try to respond to you promptly. We are hoping to develop a website to keep you informed and to post important information.

The primary purpose of the association is to maintain the common areas that the Association owns within the subdivision. This includes landscaping services for the common grounds, lighting and landscaping of the entrance, irrigation system, two fountains, treatment and upkeep of three retention ponds and fencing. The association is not responsible for snow removal, street cleaning or street lights. Other expenses include administrative costs, insurance and property taxes on the common grounds owned by the Association.

The Association is also responsible for making sure the rules in the “Special Warranty Deed” are followed. The purpose of this “Special Warranty Deed” is to keep our neighborhood a nice place to live. As a home owner within this Association, you should have received a copy of this document at closing. Please familiarize yourself with its contents.

We are hoping to get more neighborhood involvement this year. Joining a committee is one way you can help your neighborhood. Some of the committees we have thought of are:

- 1) Beautify our Neighborhood Committee – Plant flowers at the entrance and in common areas (this could also help defray some costs for the landscaping service); Keep our neighborhood clean – when you see trash around – let’s pick it up!
- 2) Design Review Board – Review requests for decks, buildings, fences, landscaping and painting.
- 3) Family Fun Committee – Plan neighborhood events – block parties, yard sales, ‘meet your neighbor’ night.
- 4) Neighborhood Watch – So all of us can feel safe in the neighborhood.

Please contact us if you are interested in being a member of any of these committees or if you have any projects that are to be reviewed and approved before construction begins.

We have begun working on the budget for the upcoming year. We have gotten quotes from contractors and have decided to hire local contractors to do the landscaping and pond maintenance (the ponds have already had their first treatment). We like the idea of keeping our money in our community.

The invoice for your annual dues is enclosed with this letter. Due to the fact there were no officers for fiscal year 2003, no homeowner was invoiced for 2003 and we are not going to back-bill you. Fortunately, reserves were sufficient to meet the obligations of the Association for 2003.

However, if you purchased a ‘new build’ from Dominion in 2003 or 2004, they may have billed you for the association dues at your closing. If this is the case, please return the bottom portion of your invoice and note the date you closed on your property, or enclose a copy of your closing document showing the paid association dues, and we will bill Dominion. If Dominion verifies the information is correct and pays, you will not owe any additional dues for this year.

We look forward to serving as your Association officers.

Your neighbors:

Jeri
Heidi
Craig
Susie