

4th Quarter Newsletter, September 1, 2007

Its hard to believe that two-thirds of the year is over. Before you know it, we'll be singing "Auld Lang Syne" to each other and saying good bye to 2007. For now, renovations continued at a fever pitch throughout the summer. Lots of pools and boathouses going in. The subdivision is looking great, and we appreciate everyone's hard work!

Below is a summary of things happening within the subdivision and HOA news in general:

Welcome! A heart felt welcome to all of our new residents and property owners. We hope you will be happy living here at Clipper. If you have any questions or concerns, please do not hesitate to call or stop by the office. Also, if you have not gotten a copy of the CC&Rs for your phase, please do so, as it has important information concerning subdivision rules and construction information if you are planning to build. The design guidelines are on the website at www.clipperestates.com.

Parcel Rep Meeting:

A parcel rep meeting was held in early August. We received a good amount of feed back and questions. Hopefully, all of the questions were adequately answered, and the reps were able to bring this information back to their parcel residents. Ideas were presented on things that could be done to improve some areas in the subdivision. One was for off street parking near some of the HOA parks. As we do
As to the "temporary fix"

have parking problems, especially by the bridge area, this idea was very well received! We will be looking into the issue to see if it can be worked into future years' budgets.

It was also suggested that homeowners talk with their respective landscaping services, to not park on the street close to the bridge area, as this creates a serious safety hazard to oncoming traffic.

The idea of a community "block party" was discussed, and thought that it would be a good way to meet others in the community and socialize for a bit! We may try to get something fun together in one of the park areas, and will inform everyone in future newsletters. Any ideas and certainly "helper" volunteers are most welcomed.

Status of Bulkhead repairs:

As we are sure you all have noticed, a large hole was dug at the bulkhead by the bridge. This was done so that an engineer inspection question regarding the repair

could be done for repairs. We are hopeful that, once the inspections are complete and reports received, we will be able to move forward with repairs of the bulkhead. Please know that we are moving toward effecting repairs as fast as the legality of the situation will allow.

DSL Station:

A new/additional DSL station will be built in the HOA park adjacent to the office. This will allow more residents, who so choose, to get DSL service from AT&T.

Curb Repairs:

Repairs to the curbs and the damaged drain in the front of Clipper Drive, have begun! Repairs will be done to all damaged curbing in phases 1, 2, and 3 at the present time. The remainder will be done in stages, at a later date.

Questions/Answers presented at last HOA general meeting. "Mi Culpa" for being so extremely late with responses:

As to the request for names and phone numbers/e-mail, of committee members and Board members; they are posted on the website.

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situation of this magnitude cannot be fixed "temporarily".

As to the request for CC&R copies: We have and/or can make copies for residents of the CC&Rs for their particular phase here in the office. The cost per set is \$5.00, to help defray copying costs and purchase of paper products.

More HOA general meetings: The by-laws require that we have one meeting per year. In the past, attendance by the general membership has been poor. If enough interest is expressed, and it is not cost prohibitive, we could look into having more than one meeting per year.

Delinquent dues: Liens are being filed on homeowners that have not kept their dues current. If your dues or assessments total more than \$400.00, a lien will be filed against your property. Any o/s dues over \$1,000.00 will have a lawsuit filed against the property owner. We are also, once again, implementing the rule that if dues are allowed to accrue, common area privileges will be revoked, as well as garbage service. The HOA issues one check to CWS for

garbage collection for everyone in the subdivision. It is unfortunate that this has to be done, however, it is not fair to the majority of the property owners who pay their dues timely. **Please keep your dues current.**

Dues Increase: As the cost of services and products has increased dramatically, dues must also increase. We are working on a financial analysis with our CPA. We will give notice to all of the amount of the increase in the near future.

The developer pays for the house/office built by Clipper Land Holdings, and the HOA is charged a management fee. The cost for same has actually gone down from the expenses while in the trailer.

The gates are left open during the day because of the amount of ongoing construction. Its not practical to keep the gates closed at all times at the present.

If a homeowner disagrees

with a fee or assessment charged against him or her, it can be appealed, in writing, to the Board of Directors.

Pool question: There is no community pool because of the liability and ongoing maintenance costs.

We will continue to address questions as much as possible in upcoming newsletters. However, feel free to e-mail, or write in any questions or concerns you may have. I can address them individually as much as possible, or through future newsletters.

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