

The purpose of this letter is to inform you of, and formally invite you to, a Lake Forest Estates neighborhood meeting held at:

**Macedonia City Hall on January 29, 2014 at 6:30pm with the meeting to begin at 7:00pm.**

At that meeting, if a quorum of 60% is met, we will be both discussing and voting on a budget for 2014. If a quorum of 40% is met, we will only be discussing the proposed budget, and the vote will be done through the mail. If no quorum is met, an informal discussion about the neighborhood may be held, but no official business will be conducted.

If no official meeting is held, the budget, and ultimately the annual assessment (dues), will be established by calculations done by the board. This assessment will be beholden to what the board deems is absolutely necessary to fulfill our obligations, set forth by our Declarations, Amendments to the Declaration, and Code of Rules, to manage the Properties of Lake Forest Estates.

The proposed budget, created by your current board, is included in this correspondence. *(And attached to this email, labeled 2014 Lake Forest Budget)* The total number of non-exempt lot owners responsible for paying the annual assessment (dues) to the Lake Forest HOA in 2014 will be set around 146. The final number will depend on the completion of, and subsequent sale of, a few homes currently being built within the neighborhood. As of 11/22/13 each non-exempt lot owner will be responsible for 1/146 of the annual budget. Furthermore, under *Article VI: Management, Maintenance, & Maintenance Assessments, Section 11: Exempt Properties* within our Declarations, we feel that there are 10 vacant Lots that are no longer exempt from any and all neighborhood assessments, including the annual assessment (dues).

On or about November 22, 2013, we have submitted 10 additional dues' invoices of the 2013 annual assessment (dues) to these lot owners. Moving forward, these vacant lot owners will fall under the same responsibilities and financial obligations as every lot owner within Lake Forest Estates.

Our declarations, do however, make exempt the Lots owned by the PFR Land Company, the developer of Lake Forest Estates. Also exempt, for a period of (2) two years, is any lot conveyed from the PFR Land Company to a person, firm, or corporation. Currently there are (5) lots that are exempt from the 2014 annual assessment. Four are currently owned by persons building on the lot, and one is owned by C.S. Coblenz Enterprises. To make clear though, when any of these homes become occupied, they will no longer fall under the guidelines of Section 11 in the aforementioned document, and therefore lose their exempt status.

The board cannot emphasize enough the importance of your attendance at this meeting. We will be shaping the direction of our neighborhood for the years to come. We are holding this meeting so that we may gather information from the neighborhood. We would like to hear your opinions before any votes are cast. The board is in agreement that increasing the annual dues is necessary to add any major enhancements to the neighborhood. These enhancements include, but are not limited to, adding a playground, adding landscaped seating areas around the neighborhood, adding a more decorative finish to the drainage pipes, adding fountains to Lake Forest, and adding a walking path around Lake Forest. If the proposed budget is passed, a few of these enhancement projects will begin in 2014, and will also allow the board to budget for future projects.

We feel that these additions will separate Lake Forest Estates from other neighborhoods in the area, and will lead to the increased values of our homes. We also believe that these additions will attract potential buyers for the remaining lots around the neighborhood, as well as, any homes being sold now and in the future.

To help offset some of the cost, we will also be asking for donations from the PFR Land Company, the Jewish Federation of Cleveland, Arbor Trails, local businesses, and individuals within Lake Forest. We will also be applying for wellness grants, and exploring various other ways that may reduce our out-of-pocket expenses. However, without knowing how much, if any, outside money is collected, the 2014 budget has been created with the assumption that the 145 responsible parties will effectively pay for 100% of the budget.

Before a lot of hoops and hurdles are gone through to get these projects from the planning stages to completion, we want to know if they are what the neighborhood wants. All the work to bring these projects to life will be done by the board, with help from committees and any volunteers.

If you cannot make the January 29<sup>th</sup> meeting you may still help to establish a quorum by returning your proxy. You may authorize a fellow neighbor to cast a vote on your behalf at the meeting, or you may leave the "authorize" portion blank. This will indicate that you intend to vote with the majority of the board.

We highly recommend, even if you are planning to attend the meeting that you sign and return your proxy. If, for whatever reason, you cannot attend the meeting, we will then be able to count your proxy to establish a quorum. If you do indeed attend the meeting, your proxy will be returned to you at that time, with all of your voting rights intact.

As always, we can be contacted with any questions at [lakeforesthoa@gmail.com](mailto:lakeforesthoa@gmail.com).

The Lake Forest HOA

