

August 13, 2007

Dear Clifton Chase Homeowner & Residents:

Recently there have been some issues and confusion regarding our homeowner's association. The intent of this note is to update residents of Clifton Chase.

1. We still do have a Clifton Chase Homeowners Association. It is currently managed by Capstone Investment Group, LLC. Their contract expires Dec 31, 2007. The homeowners association (HOA) was turned over from the residents to the management company in 2002. The current annual dues for the association were due March 2007. Several residents did indeed pay; however, many residents were not even informed that the HOA exists.
2. Our current management company is contractually obligated to provide lawn service and landscaping, insurance for the front and back lot, legal fees, collections, and accounts payable to any vendors that are required to maintain the common areas.
3. The Clifton Chase subdivision homeowners are each responsible for the common areas which include the front lot, the front sign, and the back lot that runs along Clifton Chase Drive/Blanton Park Drive. This means that the homeowners collectively own and are responsible for maintaining the land.
4. The City of Columbus is not responsible for mowing our front and back lots. They are only responsible for snow removal and trash pick-up.

I would like to propose the following:

1. As Capstone's contract expires at the end of the year, I suggest we notify them in writing by November 1<sup>st</sup> that we do not want to renew our contract with them. They are located in Springfield and the distance has proved to be difficult. In addition, I suggest we request proposals from new management companies in Franklin County services needed include:
  - a. Insure the front and back lots as required by law.
  - b. Collect annual dues.
  - c. Provide each homeowner with an annual budget, including revenues and expenditures.
  - d. Enforce the regulations outlined in our HOA manual.
  - e. Pay any vendors that are needed to maintain and/or run the HOA, including lawn services and legal services.
2. Elect a Board of Trustees to work with vendors to ensure our contract is being upheld and our money is being used correctly. The Board would include: President, Vice President, and Secretary.

In order to do any of the above, we must hold a HOA meeting. Please meet at the back lot (bring a chair) along Blanton Park Drive on Sunday, August 19<sup>th</sup> at 7:00pm to discuss these matters.

You may ask why I care about this. I am hoping that we can find a way to lower our dues. I also don't want Clifton Chase to run down. We have a nice neighborhood and I would like to keep it that way.

If you have any questions, please call or email me at 870-2789 or [wtcros@aol.com](mailto:wtcros@aol.com). I have also set up a free website for Clifton Chase that can be found at: <http://cliftonchase.tripod.com/> It includes documents and information pertaining to the HOA.

Thank you-  
Wendy Crosby