

## **Woods Of Wimbledon Homeowner**

The Board of Directors of the Woods of Wimbledon Civic Association have shared your concerns in regards to the decline in the property values in the neighborhood. Some of the factors are related to negative perceptions about the neighborhood such as lawns not cut or edged, fences and gutters sagging or boats and trailers parked in the driveways. Enforcement of these kinds of things rated **second** only to Security on the November 1995 survey.

Trying to enforce deed restrictions with volunteer homeowners has led to charges of partiality as well as a lack of consistent enforcement.

The Board of Directors selected Chaparral Management Company to monitor deed restrictions, some of the by-laws and to work with the Architectural Control Committee to achieve a professional, timely Survey of conditions in the Woods of Wimbledon. They perform this kind of work for many other subdivisions such as Memorial Northwest, Olde Oakes and Wimbledon Champions, to name a few.

Acting in good faith, and believing it had the authority to do so, the Board entered into a 1 year contract @\$350 per month for monthly inspections, notices to the homeowners, monthly recaps to the Board of infractions and consultations in the event of legal actions. Subsequently, it was brought to the attention of the Board by a number of homeowners that this particular expenditure required a vote of the subdivision. We applaud their oversight. All of us, as homeowners, desire an orderly administration that is responsible to its constituents and whose actions allow us to maintain this beautiful subdivision in which we live.

This contract **WILL NOT INCREASE ANNUAL MAINTENANCE FEES!** The Board feels this service will prove to be an exceptional value and wholeheartedly endorses ratifying the contract. We have suspended the contract for the time being so that homeowners can vote on its approval.

A special meeting has been scheduled for **Tuesday, September 10, 1996, at 7:30 PM** upstairs at the Kroger store on Cypresswood and Champion Forest Drive. If you will be unable to attend, a proxy form has been included so that your vote may be counted. **The Board recommends that You vote YES in support of the management contract.** Please return mail your proxy in the enclosed stamped envelope as soon as possible or give it to one of the board members listed below

Max Allen  
Jim Labove

Mike Harvard  
George Clifton

Juan Septien Dave Cooper  
Steve Beatty Lou Lawrence

Sincerely,

Max W. Allen  
President