

WOODS OF WIMBLEDON CIVIC ASSOCIATION, INC.
PO Box 692150
Houston, Texas 77269-2150

December 9, 1992

Homeowner
The Woods of Wimbledon
Houston, Texas

Dear Neighbor:

Enclosed are important items regarding the management of our neighborhood for 1993.

1. Maintenance Assessment Letter - please pay by December 31, 1992.
2. 1993 Operating & Capital Budgets - will be discussed at our annual meeting.
3. Election Ballot - Jeff Wand and Sheila Spire are preparing the election ballots and they will be delivered to you within about one week. Please return this ballot by mailing it to our post office box with your payment or bring to our annual meeting. Remember, only one ballot per residence.
4. Annual Meeting - plan to attend on January 14, 1992 at 7:30 PM at the Henry S. Miller office located in the Cornerstone shopping center. We have a lot of important information to report to you. There will be a social reception after the meeting.
5. Lender information form. Please complete the enclosed form and return it along with your payment. We need to verify that we have the most current information in your file. Thank you for your assistance.

Best wishes for a safe Holiday and prosperous New Year.

Sincerely,



Michael B. George
President

WW\1292-11

WOODS OF WIMBLEDON CIVIC ASSOCIATION, INC.
PO Box 692150
Houston, TX 77269

December 9, 1992

Homeowner
The Woods of Wimbledon
Houston, Texas 77069

Re: 199²/₃ Maintenance Assessment of \$310 due December 31, 1992

Dear Homeowner:

The Board of Directors has approved the 1993 operating and capital budgets and established the 1993 maintenance assessment at \$310.00.

The payment of this assessment is due by December 31, 1992. Payments received after January 31, 1992 will also be subject to a \$60 late processing fee and 6 % interest until paid. In addition, every account with an unpaid balance as of March 1 will be referred to our attorney for collection. If your account is sent to our attorney for collection, you will also be invoiced for all fees including legal and court costs necessary to collect your payment.

Your check should be made payable to the "Woods of Wimbledon Civic Association, Inc." and mailed to:

Woods of Wimbledon Civic Association, Inc.
PO Box 692150
Houston, Texas 77269-2150

Additionally, please forward this notice to your mortgage company should your maintenance fee be in escrow. We would also appreciate your notification at the above address should a name or address change be required. Lastly, if you are leasing this residence, please forward this notice to your landlord.

On behalf of the association, I would like to thank all of you in advance for your prompt attention to this matter.

Sincerely,



Michael B. George
President

WW\1292-10

Woods of Wimbledon
Operating Budget - 1993

Approved by the Board: December 9, 1992

Filename: WW930B

REVENUE	DOLLAR AMOUNT
Maintenance Fees	39,445
Penalties	
Transfer Fees	
Interest Income	
Total Revenue	39,445

EXPENSE ITEM	DOLLAR AMOUNT
Trash Collection	17,500
Utilities	8,550
Landscaping	3,400
Mosquito Fogging	700
EMS	3,000
Professional Services	500
Office Supplies	120
PO Box	100
Insurance	2,000
Miscellaneous	500
Subtotal	36,370
Capital Reserve Fund	850
Contingency Expense Fund	2225
Grand Total	39,445

Curbside + Recycling

Woods of Wimbledon
Capital Budget

Approved December 2, 1991

Filename: WW92CB

ITEM	ESTIMATED LIFE (YEARS)	ESTIMATED REPLACEMENT YEAR	ESTIMATED REPLACEMENT COST	ANNUAL DOLLAR REQUIREMENT
Brick Walls	25-30	2020	\$130,000	\$350
Signs	10-15	2005	\$2,000	\$200
Wall Maintenance	5	1997	\$1,500	\$300
Annual Capital Requirement				\$850

I. CD Analysis - Based on current \$ 25,000 CD

Interest Rate	25 Years	30 Years
5%	\$ 84,700	\$ 108,000
6%	\$ 107,300	\$ 143,600
8%	\$ 171,200	\$ 251,600

II. Assumptions

1. Signage and wall maintenance are funded by annual operating budget contributions.
2. The annual \$350 requirement for the brick walls is based on the 30 year at 5 percent scenario. This scenario results in a \$22,000 shortfall. \$350 per year covers that shortfall.

LENDER DATA SHEET

OWNER NAME(S) _____

ADDRESS _____

LOT _____ BLOCK _____

NAME OF MORTGAGE COMPANY _____

ADDRESS _____

CONTACT NAME _____

PHONE NUMBER _____

PLEASE NOTE THAT THE ASSOCIATION WILL COMPLETE THE LOT & BLOCK
INFORMATION IF YOU DO NOT HAVE OR KNOW THIS INFORMATION.

PLEASE PRINT LEGIBLY. THANK YOU FOR YOUR COOPERATION.

WW\1292-12