

**Quail Landing Homeowner's Association  
Annual Meeting &  
Special Assessment Vote to Paint the Quail Landing Community  
October 4, 2010  
6:30 p.m., Pool Area**

Dear Quail Landing Homeowners,

The purpose of this letter is to inform you about the upcoming vote for a special assessment to provide funding to paint our buildings. Please note: a special assessment has not been approved for Quail Landing since its founding in 1984!

Money in our reserve account was used this year to make required wood repairs that needed immediate attention. The contractor has finished these repairs and we would like to move forward to improve the entire association by painting the buildings. Painting the buildings is not just necessary for cosmetic reasons. If current damage is not addressed and painted soon, deterioration will continue and the cost down the road will increase exponentially.

The wood repairs that were completed on each building were extensive, and the costs depleted the reserve fund. To preserve and improve the community we need all homeowners to support the painting phase of this project.

If approved, the special assessment amount of \$600 will be due on November 1, 2010. However, the Board has agreed to offer a payment plan where a minimum of \$50 per month for twelve (12) consecutive months can be paid beginning on November 1, 2010 until the \$600 has been paid in full. This will allow homeowners who cannot pay the \$600 all at one time to budget for this assessment.

If this assessment is NOT approved, the buildings will NOT be painted. There is no money in the reserves to pay for this.

The special assessment vote will be held at the annual meeting on Monday, October 4, 2010, at 6:30 p.m. in the pool area. Please bring the enclosed ballot to this meeting. The Homeowner's Association will provide pizza and soft drinks. If you are unable to attend, please mail your ballot to Heywood Realty & Investment, Inc., 42 South Hamilton Place, Suite 101, Gilbert, AZ 85233.

Our Conditions, Covenants, and Restrictions (CC&Rs) state that **there must be a quorum for the assessment to be valid**. That means that **60% of eligible homeowners must return their ballots** and that **two-thirds (2/3) of those voting approve of the assessment in order for it to be approved**. **Please do not throw this ballot away! Mark your preference and mail it in or bring it to the meeting.**

We look forward to seeing you at the upcoming meeting and we cannot wait to continue this project and bring this community to its full capacity!

Thank you in advance for your consideration and support,

Quail Landing Special Assessment Committee and Board of Directors

