

ATTN RUSTLING OAKS ESTATES PROPERTY OWNERS

IF YOU HAVE NOT ATTENDED A MEETING IN THE PAST.

THIS IS ONE YOU WILL NOT WANT TO MISS

SATURDAY 4/21/12 AT 9AM

We learned of a court case recently that will affect every property owner in the subdivision. Cindy Emmons has brought suit against Russell Loper to dissolve Rustling Oaks Estates, Inc. It is the last remaining piece of property in the initial trust set up by Kathryn Loper.

Once we knew this was happening we engaged our attorney to be sure the interest of the property owners was taken into consideration at the trial on 3/26; initially our attorney spoke with Cindy & Russells attorneys on the phone, after that we filed a "plea of intervention" basically letting the Judge know there was another party involved.

There is so much more to this that we ALL need to get together and have some serious discussion.

The trust wants to give the clubhouse, pool, boat ramp and roads over to the POA, I personally am not opposed to this idea. However these amenities have been run into the ground and I don't think we need to accept them in their current condition without some type of escrow account set up by the developer for repairs.

We have invited our attorney to attend this meeting , He will be able to answer any questions related to this situation in a clear & concise legal manner with no one second guessing what others are saying.

Please consider this, IF we do accept and IF money is put in escrow, then WE are owners of multiple items that will cost us money every single month in maintainence, repairs, pool cleaning, painting, lawn care, Liability insurance, etc, etc. Twelve Dollars per month per lot owner will absolutely not cover the costs we will incur. We will have to have a serious discussion on what our new monthly dues would be and then we will need to set a date to vote on it.

I am begging you to please attend this meeting on 4/21 we will begin promptly at 9am. This will be an opportunity to form a plan on how to deal with the issues at hand. It may very well be the only chance we get to have our voices heard. I will get with the hospitality committee to see if they can put together a pot luck lunch afterwards.

Thanks

John