

April 23, 2012

For those of you that did not attend the meeting of YOUR Property Owners Association on 4/21/2012 allow me to give you a brief overview of what was discussed.

It came to our attention that Cindy was suing Russell to dissolve Rustling Oaks Estates, Inc since they could not get along and have no inclination to do so in the future. They are proposing that they split the remaining property and each gets half. They are also proposing that the POA take over many things (see enclosure outlining the proposed resolution). They were planning to do all of this in the cover of darkness and did not *notify myself or any other board member.*

We asked our attorney, Chris Nichols from the law firm of Randle Law Offices in Houston, Texas to come and help us understand what was going on. If you look at the list of 8 proposals that are printed on a separate page, I will go through each one and the discussion that was had on it-

1. We will want deed to every greenbelt in the entire subdivision, the two they mention specifically are currently in question as to who owns them anyway.
2. Self-explanatory, ROE, Inc currently owns the road from the front gate to just past the club house, if we want to come and go we can either accept this deed or find another *entrance in and out.*
3. A good bit of debate was had over the clubhouse, pool and surrounding areas. **AND THIS IS WHERE YOUR PROXY OR PRESENCE IS OF THE UTMOST IMPORTANCE.**
4. See # 3
5. As you can imagine ROE, Inc not paying dues but being a member in the POA was not acceptable.
6. Phase 5, if there ever is one becoming a part of the POA was determined to be acceptable as long as building codes and road construction are up to county standards.
7. See 3 & 4 we really need to have FULL community involvement on these issues. Do we want to spend money every month to maintain a clubhouse and pool?
8. Self explanatory, we would ask for the same thing as well.

We are also asking that they pay our attorney fees since they created these and other issues.

Ladies & Gentlemen, this developer is getting ready to get out and this may be our only chance to obtain not only property (or not) but potentially any monetary settlement that would go towards repairing the roads or bringing current amenities up to standards.

We all need to come to the meeting with open minds, as we move forward and take over certain aspects of the community we all have to understand that our *current POA dues will not be able to cover our future expenses.* We are in the process now of figuring what it will take to manage day to day business of the POA and how best to pay for it.

I expect to see all of you there, if you can't make it please make sure you get your proxy mailed in and marked or give it to a neighbor.

Sincerely,

John Furlong