

September 1, 2007

Southfork Estates HOA
P.O. Box 1133
Orting, WA 96360

Dear Southfork Estates Homeowners,

We would like to take the time to introduce the new board members to you and update you with some current homeowner's association information.

President, Kevin Lewis Lot #35
Vice President, Sarah Lysene Lot #1
Treasurer, Pam Martin Lot #60
Secretary, Norm Minarsich Lot #52
Member at Large, Keith Anderson Lot #40

We sent out a ballot to vote for three different issues. We received some back, some through e-mail and others we came around and collected door-to-door. The first issue voted upon was whether or not to have a one time special assessment to do some necessary projects in our community. The majority of the community voted that yes we should have a one time special assessment of \$135.00 per home. Look for an invoice to come soon, which will be due October 30, 2007. With the majority vote, it is required that the assessment be paid, or late fees will be applied in the same fashion as late homeowner's dues are handled. After we have received the special assessment money, we will begin our special projects.

At our annual meeting, we asked people to prioritize a list of possible projects that need to be addressed in our neighborhood. As requested by the community, we will focus on the following projects.

1. Landscaping- replacing dead plants in the boulevard and having the landscaper maintain easements and other areas that we are not currently having maintained.
2. Easements between lot #16 and lot #17, and between lot #72 and #73 will be cleaned, re-graded, spread with weed control fabric, have Caseron spread and re-graveled. The easement all along the hillside will be cleared and trees trimmed back that are encroaching upon homeowner's properties.

The remainder of the money will be left in the fund for future maintenance of the community septic system.

The second major issue that the neighborhood voted on was whether or not to have a fines schedule in place for unfinished construction projects. The overwhelming majority of the community did want this fines schedule in place. A hardworking volunteer team from our community, consisting of Norm Minarsich, George Akins and Loren Rosen, designed a fines schedule that has been approved by the Board and our lawyer. This fines schedule will be effective and enforced as soon as the notification is mailed out to homeowners. Look for a copy of this fines schedule and a bill for the special assessment to come in the mail in the next few weeks.

The third ballot issue was the question: should the SFHOA board require a homeowner who is seeking approval of a construction project to take out a bond to ensure that the project is completed? The community response was that this was not necessary, and the majority of the community voted no on this issue.

The drainage committee consisting of the Wheelers and Pat Atchison has met to discuss some drainage issues. They have researched some information through Pierce County, and have made some preliminary suggestions to the board. We are reviewing their recommendations and are considering the best solution to this problem. We appreciate their hard work!

Our helpful webmaster, Jon Lewis, will be updating our website on a regular basis with valuable information. If you have any ideas or suggestions of things that we could be posting on the site, please e-mail us and let us know. Don't forget to visit www.southforkestates.org for neighborhood updates. You can directly contact the board through by email at southforkestates@hotmail.com: as well you can find this email address posted on the website.

Several people have wondered what the board approved fence stain colors are. The common fence is stained with BEHR 401 Cedartone. That color or any clear, natural stain would be approved. Check our website for Fence Stain Guidelines.

We have received some complaints from homeowner's regarding ATV's being ridden on our neighborhood streets. As stated In our CC&R's, article nine section 39, it states that no unlicensed motor vehicles, including motorcycles, dirtbikes, motorscooters, ATV's etc., shall be permitted on any road within the plat, nor shall dirt bikes or ATV's be permitted to operate on any owner's lot. We appreciate you attending to this matter, and hope you enjoy your riding somewhere out of the development. Please nicely remind other homeowners, or you may call the police if you see people violating this CC&R.

Our goal as a homeowner's association is to keep our neighborhood a safe, nice and beautiful place to live. Please remember that we signed and agreed to the CC&R's when becoming homeowner's in Southfork Estates. We as the board are not here to be the police. It is our hope that we will not have to send reminders to people or enforce any fines. However, we will be taking firm action when needed. Please revisit the CC&R's that we have posted on our website if you have any questions. Please e-mail us for any questions or clarifications you may have.

We appreciate your ideas and feedback.

Sincerely,

Southfork Estates Homeowner's Association