

UPDATE FROM THE BOARD AT TURNBERRY

**(July 6, 2011)**

Hello homeowners!

Hope everyone is enjoying the great warm weather. As you know, the board generally meets weekly and we wanted to send an update to you. First of all, our new cleaning company, Program One, started as of last week. We noticed a few things that were not up to par and we have addressed these with Program One's owner. Additionally, we will be going over these items with Jesus on Friday. While we are choosing vendors who have lower costs, we are unwilling to accept lackluster service. If any of you have any comments regarding our new cleaning company, or any of our other vendors, please do let us know. Program One will also be doing the window cleaning on 7-15 and 7-16. We will be providing additional information on this soon as it's available.

As of last week, we have given notice to our landscaping company Acres that we are opting out of our contract. We have a 90 day out clause with them, so you will continue to see their trucks on site for several more weeks. While we all can agree Acres has done a beautiful job with our landscaping in the past, they have undoubtedly been gouging us. We have already interviewed two other companies, and their bids are 60-70% LOWER than our current contract with Acres. We have two more companies that are being interviewed early next week. All four of these companies were personally recommended to us by homeowners. Once we make a decision, we will let you know. Since the landscaping and snow plowing is a major expense, we wish to reduce this cost ASAP in order to help lower our overall monthly assessments.

Many of you have reported all the new large cracks in our ceilings and crown molding that seemed to occur after our \$20k botched paint job that was done in January. Subsequently, we have had both companies involved come and do a walk thru of our damaged hallways. We also invited all members of previous board to join the walk with Harbro, however they declined our invitation. At this time, nobody is willing to take any responsibility. Since this was such a costly expense to all of us, we plan on seeking the advice of our attorney to ensure the correct party is held accountable for the damage.

Lastly, our new property management company, Seymour, will be sending out a welcome letter to all homeowners in the next week or so. Please keep an eye out for it. We will also be setting up a meeting with them to meet all of you in the near future. We look forward to working with an honest and reputable property management company.

We would sincerely like to thank all of you who have given your support to us! We appreciate all your comments and suggestions. If we can assist you with anything, please email us at [board.turnberry@gmail.com](mailto:board.turnberry@gmail.com).

Regards,

Sadaf, Secretary HOA