Old Trail

April 1, 2006

Dear Fellow Homeowners,

The newsletter you are about to read is an effort to keep our community better informed. That is just one of our goals this year as your Board of Directors (BOD). Our intention is to direct our efforts towards making Old Trail the best and most enjoyable place to live that it can be. We try our hardest to serve the best interests of our homeowners and our community.

ARB - We want to make it easier for our homeowners when it comes to dealing with the Architectural Review Board (ARB). With this in mind, the BOD will assume the responsibilities of the ARB. The objective of this is to streamline and control the process, and to remove "opinion" as much as possible. From this point forward, we will WAIVE the $50 application fee for all submissions to the Board regarding nominal improvements to existing properties. Normal fees and deposits will apply to new construction and for major additions. We will complete the process for you in hours or days, not weeks or months. If you require ARB review or have questions as to whether you may, please begin the process by contacting Diane Phillips at Bristol Management at (561) 575-3551. Plans and/or documents can be dropped off at the Bristol offices or to a member of the BOD.

LAWSUIT - A dispute between Old Trail Homeowners Association (OTHOA) and Ranch Colony Property Owners Association (RCPOA) began last year when RCPOA denied access to golf club members of Jonathan's Landing through the automated gate on Mack Dairy Road (where they had enjoyed access before). During the investigation into the agreements that govern this arrangement, it was discovered that our community has been subjected to over-charges beginning in 1995 when elements of this agreement were changed. We believe these over-charges are well in excess of $100,000. Litigation is currently "on hold" as we would prefer to settle this case out of court if possible and have engaged in discussions with RCPOA to that effect. To date, however we have yet to come to acceptable terms. Golf club members again have access through the gate, but RCPOA did this on their own and not as a condition of settlement. We will keep you apprised of any changes. Legal fees to date are in excess of $65,000.

IMPROVEMENT PROJECTS - At this moment, we are being careful to be very fiscally responsible. While our financial situation is not dire, it certainly isn't great. Last year, while we spent some $60,000 on legal fees, the budget allowed for $5000. Also, we had a capital outlay last year of over $130,000 to re-pave the roads. Our reserves are seriously depleted. We will do everything possible to avoid a special assessment. Given these circumstances, we will obviously shelf any improvement projects until our financial situation improves unless an improvement is deemed necessary to rectify a dangerous condition.

We hope this information is helpful. We welcome any input you may have. Once the minutes of our regular monthly meeting have been approved they will be posted at the mailbox bulletin board and are online at www.bristolmanagement.com. Our meetings are at Bristol Management at 6:00 P.M. on the second Monday of every month and the next one is scheduled for April 10th. All homeowners are welcome. Thank you.

Sincerely,

Rich Gerepka	Steve Brooks	John Marmaduke
President	Vice President	Secretary/Treasurer

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