

To All Neighbors of the Retreat at Firewheel:

The Homeowners Association Board of Directors is very proud of the accomplishments made by the residents and the Board during the past year. You will recall that we sent you a six months progress report of our accomplishments in August, 2007. It is very interesting to compare our accomplishments since that time and also to review the objectives the Board set for itself.

Below are a few of the cumulative accomplishments for the year:

- The Communications Committee, lead by Mike Burkhalter, has created an enviable website that has greatly improved communication and information within the neighborhood. The committee coordinated communications between the homeowners, committees, and the Board. Many residents are using the newly created on-line methods to keep directory data updated. Recently a Community page was developed to allow communications between neighbors. The committee also created and distributed the Neighborhood Directory.
- The Recreation Committee, chaired by Carol Keele, has continued to welcome new neighbors with gift baskets and information about our community. Furthermore, they have begun planning the neighborhood dinner parties that have been very successful.
- The Security Committee, headed by Tom Poore, has recommended that the Board establish a reserve of \$6,000.00 for potential repairs to the gate. The kiosk has been updated with correct spelling of resident's names, removal of residents who have moved, deletion of construction companies that are no longer building homes in the neighborhood, and the removal of access by gate codes except for emergency vehicles and other temporary situations. An analysis of the expenses for gate repair was conducted for the period 10/4/2006 to 7/2/2007. The electrical repair cost was dominated by two (2) occurrences and appeared to be caused by weather / lightning strikes.
- Vicki Shine and the Grounds and Maintenance Committee have lowered the cost of mowing and lawn care by \$400 per month. Because of the privacy of our streets and lack of public/city easement, the City of Garland denied our application for a grant to assist in the funding for improvements to the front entry that included a new neighborhood sign and architectural amenities. However, the committee members greatly improved the appearance of the front entrance by painting and caulking the guardhouse; removing the overgrowth in the island near the gate; removing dead trees; secured professional landscaping that will add seasonal color four times per year; and planted wildflowers along Campbell Road.

- Mike Terwege and the Architectural and Control Committee continue to monitor the quality of new construction and other exterior improvements within our community.
- Don Sanderson has been recently appointed to lead the committee to review the Covenants and Bylaws whose purpose is to ensure compliance with all legal requirements and ensure fair and equitable application to residents. Initially this committee has focused on four policy statement recommendations designed to supply guidance in the areas of (1) Nominating Committee procedures, (2) proxy voting, (3) policy on fences and (4) procedures for dealing with violations and fines. This committee has created an on-line and email survey to seek homeowners input for development of policies and revisions to the covenants and bylaws. Prior to implementation of changes to the covenants and bylaws, residents will be given opportunities to have input on them and ultimately 75% of homeowners will need to vote for them in order to be approved.
- Pat McCown, head of the Audit Committee, will soon conduct an audit of our books for 2007 and to the extent possible, 2006 and prior. The committee is looking into the homeowner's association tax exempt status.

We are also very proud that we were good fiduciaries of your trust and money. We reduced the total operating expenses by transferring money to a liquid CD that provides the highest available interest; we substantially reduced the cost paid to the management company; dues for 2008 are properly accounted and past years' dues have been reconciled; delinquent and current taxes have been paid; pending the results of the audit, we believe the financial reporting is aligned with proper accounting procedures; and we have researched and resolved past expenses with amicable results.

In our August, 2007 letter, we also shared some of our objectives. We have met or exceeded them. Some however will continue to be addressed in early 2008. Our objectives were:

- The Board has vowed to improve the timeliness and process to resolve issues.
- We are implementing a process to work more closely with the committees. Kathie will work more closely with the Communications and the Grounds and Maintenance Committees; Bill, Covenants and Bylaws and ACC Committees; Henry, Security and Recreation Committees.
- With input from the committee chairpersons, we will review our working relationship with our management company and also ask the committee chairpersons to review the Board's progress and help us set objectives for the remainder of this year.
- We are exploring options to improve the operations of the gate.
- We plan to invite City officials to meet with our HOA to discuss plans for the surrounding area and answer questions.

- We will begin participating in the City Manager's Quarterly Meeting for neighborhood association presidents and vice-presidents, thru the Office of Neighborhood Vitality.
- We plan to continue to improved information flow to our neighbors via quarterly meetings, and the web site.

In 2008 the Board will set its objectives with your input at the Retreat's Five Year Business Plan scheduled for Saturday, February 2 from 8:30 to Noon at the Branding Iron Restaurant. At this retreat we will develop our business plan which will focus on creating a five year budget that may be modified annually; reviewing requirements and performance of our management company; developing plans to meet the financial requirements of the committees; and developing a long range plan to maintain the infrastructure – gates, streets, etc.

We realize that you may have various concerns and we plan to continue to address them in the following months; however, we should all be very proud of the progress the volunteer committee members and Board have achieved in the past twelve months. Should you wish to contact the Board please send us an email or you may call any of us at our home phone number.

Sincerely,

Board of Directors
Homeowners Association
Retreat at Firewheel

Henry Hammons

Ain't got a job...Ain't looking for work

henryhammons@verizon.net

7201 Covewood Drive

Garland, TX 75044

214 703 8099 Home

925 895 9607 Cell