

**ESTRELLA VILLAGE MANOR
HOMEOWNERS' ASSOCIATION
PO BOX 27008
PHOENIX, AZ. 85061**

January 5, 2006

Dear Homeowner,

A letter was mailed to all homeowner informing them that at the January 4, 2006 Board of Directors Meeting a second discussion would be held on the increase of the maintenance fees. There were many homeowners present at this meeting and they were not shy in giving the Board of Directors their opinion on the increase of the maintenance fees. The majority of the homeowners that attended the meeting were in favor of the increase. The homeowners were concerned about the value of their homes and the lack of the landscaping repairs.

After the homeowners were brought up-to-date on the amount of delinquent fees and monthly expenses, which includes landscaping contract, tree trimming contract, attorney fees, electricity, water, sewer, insurance, audit, management fees, and meeting expenses, they were more understanding with the financial issues at hand.

November was the first month any monies were set aside for the Reserve Fund. During the last few months some of the monies in the Reserve Fund were transferred to the operating account to pay the monthly invoices. This increase is desperately needed.

After much discussion, the Board of Directors voted to increase the monthly fee by ten percent, which amounts to an increase of \$4.29 per unit, per month. Effective March 1, 2006 the monthly maintenance fee will be \$47.19 per unit, per month. Please make your check payable to Estrella Village Manor and list your lot number on the face of the check.

The Board of Directors is working very hard for you and your neighbors to make your community a better place to live and would like to thank you for your understanding and patience with the increase of the maintenance fees.

Sincerely,

Board of Directors
Estrella Village Manor