

Estrella Village Manor Home Owners' Association (EVM-HOA)
Special Notice: Landscape Lawsuit Update
June 06, 2006

Estrella Village Manor Homeowners Association

Steps taken to date:

1. Reviewed and reconstructed all financial records to ensure that the developer had properly paid their portion of the assessments.
2. Read and summarized all minutes and resolutions for the period the developer and/or home builders were in control. Found several pieces of information that were helpful.
3. Had several meetings and telephone conference calls with the City of Phoenix and Maricopa County regarding abandonment of the lift station. To date, neither the City or the County has been able to come up with the proper procedures for this abandonment as there are only a few private lift stations in the Phoenix area.
4. Review of the CC&R amendments relating to the lift station and the stated responsibilities.
5. Steps taken to find the original landscaping plans approved by the City. Plans for one phase were located. The City does not maintain those plans.
6. Had several landscaping companies provide bids to replenish the missing granite and plantings per the plans.
7. Met with SRP regarding the drainage areas that do not appear to be sufficient.
8. Developed photos of all the damaged areas.
9. Packaged all the documentation to submit to three different law firms.
10. Currently responding to additional information the law firms have requested to make the best defense for settlement. There are some legal arguments that have to be resolved to make the most effective claim.