



# CRAWFORD FARMS

Dear Fellow Homeowner,

The Board of Directors would like to take this opportunity to communicate resolution on two issues which have been in front of the community recently and were discussed at the 2009 Annual Meeting. These issues involved the Board consulting a law firm to look into concerns involving our community, as well as proposed amenities for Crawford Farms.

As discussed in the Annual Meeting, the Board was working with attorneys from Riddle & Williams to collect data on areas of concern within the community brought forward by other homeowners; a small, but non-exhaustive list, included our swimming pool, Meritage Run-Off Area, Mitigation Area and City Park (south of Wexford). The Board also sought information from different homeowners regarding any knowledge (documented or otherwise). This data was reviewed along with other information attained from city and state files, such as plats, etc.

Recommendations were presented to the Board by Riddle & Williams in early February. One area of concern is “making promises” (such as by a builder, developer or realtor) versus failure to disclose. In order for the Homeowners of Crawford Farms to be successful in litigation, we would have to prove that there was failure to disclose on behalf of an aforementioned “other party” involved, which we were told is tough to prove without written evidence. The law firm has recommended no legal action at this time based on their findings and has advised that any further pursuit of these issues will be very expensive with unknown success. Based on these findings, the Board has not extended its relationship any further with the law firm and has moved forward.

The Board was very pleased with the turnout at the Annual Meeting, as well as the response to the proposed amenities. We are very proud to announce that construction will begin this spring on a new basketball court and tennis court. Preparations are already being made to install additional trees in the playground area, as we seek to provide an area with shade. There was much discussion about an addition to the pool, in the form of “spray ground” equipment; the Board has put off any decision on this until late 2009.

While the Crawford Farms collections stand around 20% at this time, the community historically captures around 90% of the current year’s assessments within the fiscal year. This is an area of concern for all homeowners and the Board of Directors as we continue to provide services that maintain property values. The collections do make an impact on the decisions for the future of Crawford Farms HOA and the extra amenities that the community would like to see installed. The current Board of Directors will cautiously watch the collections and continue to seek feedback from all owners within Crawford Farms HOA.

Sincerely,  
Jeff Lederer  
Crawford Farms Board President

Cc: Board of Directors