

Date

To ALL PLPOA Members

RE: Annual Meeting

Please remember to attend the Palomino Lakes Property Owners Association's (PLPOA) Annual Meeting on Saturday the 13th of May beginning at 11AM. The meeting be held in conjunction with the Mutual Water Board's Annual Meeting at the Old Crocker Inn, adjacent to the Palomino Lakes Community at 1126 Old Crocker Inn Road.

We have attached an agenda for you review prior to the meeting. If you have specific topics to be discussed that are not on the agenda, you may address them during the "New Business" portion of the meeting.

Also, PLEASE DO NOT forget to vote. The management company, NCPM has received many ballots and will open them for a vote count at the meeting and announce the 2017-2018 PLPOA Board of Directors.

A few notes prior to the meeting:

1. The current Board of Directors has been working with the asphalt/paving contractor on a long-term paving strategy for the communities various roads. As costs are increasing and the roads are aging, patching and sealing has been determined to not be the best and most cost effective way for road maintenance. This is one of the reasons for increasing the quarterly dues beginning with Q3 from \$165 to \$198. The 2017-2018 Approved Budget is attached.
2. Weed eating and downed trees. This past couple of years as seen devastating fires throughout northern California. For this reason it is imperative that ALL Palomino residents begin the process of weed eating and mowing their property ASAP. With the heat already upon us and the threat of the grasses drying out quickly, the PLPOA is requiring ALL residents to have their property free of tall grass/fuel by June 15, 2017. If the PLPOA board determines there is a fire hazard after June 1st, it will hire a contractor to remove ALL of the weeds/fuel and assess the property owner. This is a SERIOUS issue for the entire community.
3. After various legal issues in 2016 to PLPOA Baord consulted with the association's legal counsel concerning the ability to enforce the CC&R's and was recommended to adopt a Fine Schedule for infractions. The approved Fine Schedule is attached for your review.
4. Current happenings:
 - a. By the time you receive this, work has already begun on weed eating up and down Palomino Road to remove the potential fire hazard. While the contractor is on site, a few of the ditches that were enhanced to alleviate flooding during this past record rainfall

winter are being reworked to improve water movement during the rainy season.

- b. During May various trees throughout the community will be removed and pruned. Once the specific dates have been determined by the contractor, we will inform you of the dates. If you have downed trees on your property or trees that are need of trimming, it might be prudent to have the work scheduled while the contractor is on sight.
- c. A COMPLETE repave will begin on Little River Road later this summer with access being limited for the residents during the process.

That is if for now. See you at the Annual Meeting on the 13th.

Sincerely,

North County Property Management & the PLPOA Board of Directors