

To: Shamrock Estates Homeowners

From: HOA Board of Directors.

Status Report for the Shamrock Estates Community

In December, 2009, the BOD stated its goals and objectives were to focus on activities necessary to maintain and improve the infrastructure and appearance of the community to maximize your property values without increasing the assessment fees at this time.

Since that time, the financial condition of Shamrock Estates has improved but remains in a weak financial condition primarily due to a significant percentage of late or unpaid assessment fees. We have reduced costs in a number of categories – over seeding common areas, eliminating pre-emergent in the common areas, not planting summer annuals at the entrances to the community, reducing the watering schedule - to manage within the means of the community. Concurrently, we have invested in a number of activities addressing safety issues in the community including repair of sink holes caused by the recent heavy rains, a safety audit and subsequent repair of the community playground equipment, and the underground sprinkler system.

We continue to contact homeowners who are delinquent with their assessment fees and work together with you to establish affordable payment plans that will bring and keep you in compliance to avoid further penalties. As stated previously, we regret the need to do this, but if the financial situation does not improve, we will not be able to fund the essential services – landscaping, water, electricity – that are paid by the HOA from your assessment fees. So far, we've resisted increasing assessment fees and will continue to resist unless the economic environment makes it impossible to avoid it.

There are a number of recent issues within the community we need to communicate.

First, there have been some incidents of graffiti and vandalism to the plants within the desert walkway in areas around the Freedom Campus and to irrigation valve boxes in the common areas of the community. The BOD received information these incidents result from the behavior of teenagers and children and we will prosecute as necessary if the damage continues to the community property.

Second, we must remind homeowners with swimming pools that it is illegal to drain your pools into the common areas of the community. Any costs incurred to rectify any erosion that results from this drainage will be your responsibility. According to the Town of Gilbert website, when possible, pools should be drained into your personal property. If this is not possible, the water should be drained into the curb and gutter in the street allowing the drainage to flow into the community's storm water retention basin. The last option, if the previous options are not possible due to street flooding, etc., is to discharge the pool water into your property's sewer cleanout. However, this is not the recommended solution so you should obtain prior approval from the Town of Gilbert for this option.

Third, the BOD has received complaints about homeowners who do not clean up after their dogs. Imagine the impression on visitors, and potential home buyers, when they notice multiple deposits of dog excrement throughout the community. The BOD will do its best to keep plastic disposable bags available in the various receptacles near community parks at all times. In return, we request that you please take responsibility to clean up after your dog.

As before, the final issue facing your community continues to be the lack of homeowner involvement. We need homeowners to serve on the Landscape, Architectural, and Social committees. We greatly desire your ideas how to improve the quality of life in Shamrock Estates and we welcome any help you can offer. We also want your suggestions how we can provide effective communication to keep you informed about the community.

Our Board meetings are scheduled for 6:30 p.m. on the second Thursday of each month at the Chandler Freedom Academy media center and we invite you to attend and get involved.

Shamrock Estates remains a great community. As your elected Board, we pledge to do whatever is needed to keep it so.

Sincerely:

Board of Directors
Shamrock Estates Community Association