

Dear Neighbors:

I am asking you to attend a special meeting of the Board of Directors of the OFCA next Wednesday, September 28, 2005, at the pool pavilion, at 7 p.m. In case of bad weather, we'll meet at my house.

I don't like to call extra meetings, but we have four building issues which need resolution soon, and I do not wish to take unilateral action. It is, I believe, very important that we take the covenants seriously, even in cases where attractive, non-controversial decks and similar projects are proposed and undertaken. Otherwise, when serious matters arise, we will lose our enforcement ability and be charged with "picking favorites."

I also do not want to play the role of "bad guy" or "grinch." I need the Board to decide, in a democracy, how we handle these matters.

Several people want to undertake construction while the weather is good.

I suggest that we schedule them for intervals beginning about 7:05 p.m.

1) I have a request from Michael and Solange Williams, who are moving into 4 Emerson Court, to build a 4' fence around the rear perimeter of their home. I would like them to attend the meeting. I have seen the plans, and they don't appear problematic. I would invite them for 7:05 p.m.

2) Nancy and Joe Early, 25 Emerson Road, apparently are planning a rear addition to their house and want to get started soon. I shall ask them to attend at 7:15 p.m. so that they can move on quickly.

3) Ed Schwanke, 1 Whittier Parkway, has been planning for some time a rear deck as part of the attractive improvements he is making to his property. Apparently, he, too, mentioned this to Chuck Trenkle and Jay DeFrancesco. When we spoke on the phone on September 20, he told me that he had had no idea of my role as President and that all of this was no "big deal." I believe that he should submit his plans to the Board for its consideration. I spoke to his wife, Sandy, and told them of the meeting. I shall invite them for 7:20 p.m.

4) This is the most difficult matter of all. It involves a deck built without any authorization for the OFCA Board. Sally & Michael Gilles, 13 Emerson Road, built an attractive deck on the back of their home, beginning construction in mid-August, apparently, and sending a letter to Chuck Trenkle[] at the same time. It's not clear why they submitted their letter to Chuck, and Chuck forgot the letter when we met on September 12. It was only after the meeting, after we approved the proposed[] plans, that I discovered that the deck had already been built. You have seen the letter that I wrote to Gilles, and they say that "unexpected schedule changes" were to blame and that when Chuck did not respond to them, they had assumed that everything was in good order. I think that they should come to the meeting and get the Board's response, whatever it may be. I shall invite them for 7:30 p.m.

I shall provide you with "up-dates" as the time draws nearer.

Please make every effort to attend and provide direction as you wish. Please acknowledge the receipt of this note.

Thanks!

Edgar