

March 27, 2010

Dear Ariel,

The VPV homeowners listed below have signed a petition to hold a Special Meeting for 2 purposes:

1. To vote for a delay in demand for the 61K assessment balance until litigation is over and 30 days after the Judge has signed the final agreement ---to allow homeowners to secure their own loans without prejudice of litigation issues.
2. To allow the Board to answer homeowner questions about the potential for a second assessment. We need to hear facts about unforeseen complications and other disturbing references raised at the 3/11 HOA meeting.

Although only 10 homeowners are represented here as requesting a Special Meeting, only 5% of the community is required, so this will suffice. Many other homeowners are willing to sign, but because they cannot be contacted TODAY, I am leaving these with you to start the process.

The suggested meeting date (March 29) is now impossible, we realize, but we request that this meeting be held as SOON AS POSSIBLE before April 1 (when the 61K is theoretically due).

Reference to CA CC 1363.840 indicates that the Board may not refuse this request.

I personally have composed the petition, with input from many other homeowners.

Please email me or call me with response.

Thanks,



Linda Carr

[lindapcarr@aol.com](mailto:lindapcarr@aol.com)

Signed petitions from: Linda Carr, Sue Dell, David Bacon, Pete Will, Monique Meuleman, Craig & Gina Polin, David Silverberg, Susan Curson, Manuel Quinones, and Mike Bensch.

March 25, 2010

Although the HOA has posted legal documents indicating that settlement has been reached in the litigation, this does NOT mean that the lawsuit is over. This simply means that the two sides have finally agreed to agree. Attorneys are negotiating terms, and both parties are hopeful, BUT NO FINAL DOCUMENTS HAVE BEEN APPROVED, AND JUDGE PALMER HAS NOT SIGNED A RULING.

The VPV HOA Board has required each homeowner to submit the balance of their 75K assessment by April 1, possibly ahead of Judge Palmer's final ruling that would end litigation. More troubling, at the March 11 HOA meeting, Board President Carma Hardin referred to a potential "second assessment in the next two years."

**Because of these two issues, the following homeowners are hereby requesting that a Special Meeting be called on Monday, March 29, 2010.**

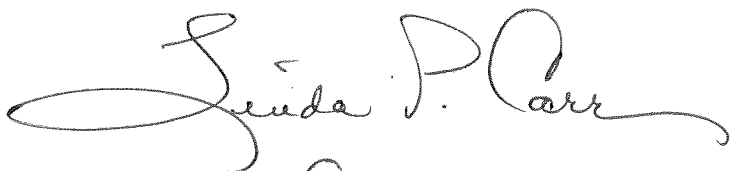
A Special Meeting to **MEET AND CONFER** on Monday night 3/29 would be for two purposes:

**To vote for a delay in demanding 61K in full—until litigation is over and 30 days after the Judge has signed the final agreement.** This would give homeowners time to secure their own loans, applying without litigation issues. It would also guarantee that the HOA would not be forced to return the 61K as they did in 2008 when continued litigation (& the economy) caused the loan to collapse. Waiting to call in the 61K until we can proceed with a clean slate would demonstrate **due diligence and fiduciary duty**.

**To allow the Board to answer homeowner questions about the potential for a second assessment that was raised by Carma during the 3/11 HOA meeting and which has caused alarm among the community.** We need to **hear facts** about the plumbing and water issues that may cause further assessment to cover. Many of us had not been aware of multiple assessments in other complexes, and we need to **hear reasons why that could not happen here**. We need such reassurance BEFORE the project begins and before this first 75K assessment is called in.

***CA Civil Code 1363.840 states that within the IDR process, "the Board may not refuse this request to meet and confer" (2010 Condominium Bluebook, p. 490).***

Homeowners hereby requesting a Special Meeting on Monday, March 29, 2010:

  
419 Camino de las Colinas