

Hello Lochshire Homeowners Association (HOA) Members from your Board!

Your Lochshire HOA Board of Directors consists of:

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| President: | Patrick Fuller |
| Vice President: | Mason Tanaka |
| Secretary/Treasurer: | Dana Broome |
| Recording Secretary: | Chuck Douglass |
| Board Member: | Mac McLellan |

We wanted to give you an update on the status of some of the items we are working on your behalf.

Benefits of the Lochshire HOA: The HOA is made up of residents of this neighborhood who volunteer their time to serve on the Board. The Board is here to ensure common areas are maintained, improve the neighborhood through initiatives, to represent all homeowners, and to enforce the covenants. Our goals are your goals – a safe, clean neighborhood with homes that continue to uphold their value.

Neighborhood Improvement Plan: The Lochshire HOA Board of Directors are working hard to improve the safety and security, and also to help maintain the value of our homes. Our efforts include the following:

Gating the Neighborhood: This issue is one most of you are aware of – the proposed neighborhood gates. At the HOA general meeting last fall, several issues were brought up, such as speeding in the neighborhood along Lochfield Drive, a Dollar General store (under construction at Lochfield Dr and Vaughn Rd), through traffic in the neighborhood, and general neighborhood security. The board looked into gates at all or some of the entrances to the neighborhood as a solution to these multiple issues. With the guidance and financial help of the county, we drafted a petition for this idea and received greater than 80% approval from the HOA membership to proceed (with a one-time assessment of \$300 per household). This proposal is currently under legal review and is being presented to the Town of Pike Road and the County formally. We will keep you updated.

Speed Bumps: We are looking into possibility installing speed bumps along Lochfield Drive to help curb speeding through our neighborhood. We will be talking to the county about any ramifications and/or legal issues.

Neighborhood Security Awareness and Watch: We are working on ways we can increase crime awareness within our neighborhood. Also, we are looking into the feasibility of implementing a Neighborhood Watch Program.

Architectural Control Committee (ACC): We are in the process of developing an ACC Guidebook to help all residents to become more aware of what guidelines and restrictions are included in the Covenants. Remember, the Covenants main purpose is to ensure neighborhood continuity and commonality in standards which will help maintain the value of our homes. We need everyone to strictly comply with these standards.

All of these initiatives will be discussed in more detail at our next Lochshire HOA Meeting to be held on May 14, 2013 at 6:30-pm at the Pike Road Town Hall.

Street Light Maintenance: We recently had a light pole destroyed by a driver and we have since replaced it. Further, we numbered all of the lights and are continuing to work with the contractors to keep all of them lit at night (not during the day). If you see a light out or any other problems with a light pole, please contact us as soon as possible.

HOA Finances: At the annual meeting last fall, we gave out a financial statement on the fiscal state of the HOA. We are now reviewing the possibility of hiring an accountant to better maintain our finances to provide you with a “to the penny” accounting of your HOA dues.

We do have some **VERY** important reminders and announcements!

1) Dog and cat poop continues to be a problem in the neighborhood. Please be courteous and pick-up after your pet! Also remember, there is an animal confinement law in Montgomery County that stipulates all animals must be confined to your premise, and if out walking, the animal **MUST** be on a leash. It is your responsibility to ensure you follow this law.

2) In accordance of the Lochshire HOA By-Laws, there is an Architectural Control Committee (ACC) in the HOA! To erect a structure or to modify your structure you must **FIRST** run the plan by the ACC (chaired by Patrick Fuller – 462-0166). There are many others guidelines and restrictions in the Covenants that require prior approval of the ACC. Check our website at www.lochshirehoa.com to view the Covenants. You will be in violation of the covenants for not seeking prior approval of the ACC, and your modifications may also be in violation of the covenants! Please remember, strict compliance with our covenants is vital to help maintaining the appearance and the value of our homes in our neighborhood.

3) Our only approved mailbox color is available at the “New Look Decorating Center” on Atlanta Highway. Phone number is (334) 271-0007. The color is a very dark green m224b-004 uo-1.5 yo-1x2 lb-36 qv-24 tw-21. The ACC only approves this color for all mailboxes. Notices will be sent out soon to homes not in compliance.

4) We need a “webmaster” to maintain our HOA website, and to make it a better vehicle for HOA information. . If you would like to volunteer for this, please contact Mason Tanaka at (334) 273-9664. Some compensation may be negotiated.

5) *In an effort to keep you better informed and to get more feedback, we will now be holding 2 semi-annual HOA meetings. The next HOA meeting is scheduled for Tuesday, May 14, 2013 at 6:30pm – PLEASE HELP US GET THE WORD OUT!!! Location will be the Pike Road Town Hall. We hope to see everyone there!*

Sincerely, Your HOA Board