

AVOCET

ASSOCIATION, INC.

C/o Association Management Group
Tel: (858) 622-8500 Fax: (760) 931-4188

2131 Las Palmas Drive, Suite A, Carlsbad, CA 92011-1524
Email: amg@sdamg.net

November 12, 2009

Members of the
AVOCET ASSOCIATION, INC.
Carlsbad, CA 92011

Dear Member:

Enclosed with this letter please find important information being sent to you as a member of the Avocet Association, Inc. Please find the following:

1. 2010 Operating and Reserve Funding Budget
2. Assessment Collection Policy
3. Violation Policy
4. Alternative Dispute Resolution
5. Insurance Statement
6. Procedure for Obtaining Approval of Architectural Changes

The budget was adopted by the Board of Directors and reflects their plan to preserve and enhance the community. The monthly assessment rate will remain at \$180 per quarter (\$60 per month).

The Board of Directors meets quarterly at the office of Association Management Group, 2131 Las Palmas Drive, Carlsbad, California. The meetings begin at 5:00 p.m. The meeting information is listed on the monthly statements which includes information on the meeting location and time. Homeowners are welcome to attend meetings and participate during the homeowner forum which is conducted at each meeting. Agendas are posted onsite at least four days prior to the Board meeting.

Minutes can be emailed to you within 30 days following the meeting date upon your email request. Minutes are also available to the members for inspection at any reasonable time at the office of the management company.

If you have any questions or comments regarding the enclosed information or any other issues concerning the community association, please come to a Board meeting and speak with the Board or you may wish to contact management. Email requests are preferred.

Sincerely yours,

AS DIRECTED BY THE BOARD

Earl Feuer
Community Manager

Enclosure: as stated above

EF/rp