Mockingbird Heights Section III

Development Committee Update

July 8, 2013

RE: 2013 Capital Improvement Projects

At the General Membership meeting on April 27th, the Board introduced its plan for two capital improvement projects in 2013: resurfacing the tennis courts and replacing the playground equipment.

The tennis court renovation is scheduled to begin in mid-July though you may have noticed that we have already removed the torn netting. We anticipate ordering the playground equipment in late July to early August. As a deposit of ½ the cost is due at the time of the order it is financially prudent to hold off ordering until the 3rd quarter of the year.

On May 10th the Board asked for voluntary contributions and to date we have received over $10,000 in cash and pledges. On July 2, 2013, in order to complete the projects and in accordance with paragraph 33 of the Declaration of Covenants\*, the Board approved a special assessment of $225 to cover the balance of the projects. This assessment will be included on your statement this month and is due by September 15, 2013 so that we may finalize our projects. Please send your payment to the address indicated on the statement.

Other updates worth noting:

* Entire sprinkler system has been inspected and repaired in preparation for landscape improvements
* Replaced broken magnetic locking mechanism on North gate into pool area
* Security system around pool/tennis courts updated to increasing archive time related to security camera recordings
* Replaced bathroom light switches with energy-efficient, motion-activated switches

Future updates:

* Replace the key pad access with card access into pool/tennis courts area for better usage controls
* Replace dead landscaping and continue to improve the aesthetics of all common areas
* Replace broken or worn out pool area furniture/cushions

We are very excited about the positive response we’ve received from the homeowners and about the progress we’ve made to date. It’s a pleasure to be a part of one of the best subdivisions in Midland; we hope you feel that way as well. If you have any questions, feel free to contact us at Board@mockingbirdheightshoa.com.

Mockingbird Heights Section III HOA

Development Committee

\*The Declaration of Covenants is available on our website at the following address: http://www.mockingbirdheightshoa.com/uploads/1/0/2/8/10282786/mockingbird\_heights\_sec\_3\_hoa\_bylaws.pdf