

Dear Neighbors,

Enclosed you will find some information from Kirkpatrick Management Company. After much deliberation and due diligence, the Board has chosen Kirkpatrick to be the management company for our neighborhood. Many of you long time homeowners may ask why after over fourteen years of self management the Board has decided to make this change. In fact, the age of the property is one of the main reasons why we decided to go this route. The primary reasons are:

- Expertise – Kirkpatrick specializes in property management and has knowledge of different contractors that may be able to save us money. With many years experience in the business, they could assist us in deciding how to tackle the capital improvement plan as outlined in the Reserve Study.
- Response time – all inquiries are currently handled by the Board, which is composed of unpaid neighborhood volunteers. As such, since the Board has other responsibilities and is not always able to react as quickly as some in the neighborhood would like. As a paid agent for the neighborhood, Kirkpatrick would be more responsive
- Better looking neighborhood – as time goes by, some of the houses and physical traits of the neighborhood (homes, bridges, walls, playground, creek etc) are aging and are in need of repair. While the neighborhood is in decent shape, to keep track and monitor all 226 houses for compliance and upkeep as well as general maintenance of the common areas is a daunting task. One of the property manager's main responsibilities would be to make sure all houses are maintained in accordance with the declaration of Covenants (and notify homeowners of items that need work).

The Kirkpatrick Management Company's introductory letter that follows explains this new management process. We hope your will join us in welcoming them as they begin their work on behalf of the Twin Creeks Homeowners Association.

Thank you,

Wyatt Smith, VP
Charles Young, VP
Russell Kushigian, Treasurer
Ed Parada, Secretary
Twin Creeks Board of Directors