



Manhattan Village
Estate Homes

IMPORTANT INFORMATION AFFECTING OUR GATE ACCESS

June 24, 2010

Dear Homeowner,

As you may know, our Estates Association has shared the cost of access control with our sister association (HOA) since the gates were installed in 1989. Based on the number of "doors" on either side, the split was determined to be 23.6% (Estates) and 76.4% (HOA) and has remained that way for more than 20 years.

Recently, the HOA issued an ultimatum to the Estates, demanding that our portion of gate access fees increase almost 300% with a little over 30 days to acquiesce. After multiple discussions and meetings, the HOA has been unwilling to reduce the demands or extend the expedited timeframe. In fact, a new gate access vendor was selected before the Estates were even informed of the change.

In response, our team has determined it prudent to open the Portsmouth gate to service our residents and guests more effectively. We've identified an electronic system that will allow our guests easy access into the Village, hopefully reduce the traffic back-up and maintain our gates in a cost effective manner.

The plan is to implement the electronic system within the next two weeks with a guard stationed at the Portsmouth gate from 9am-5pm to help with the transition (we will re-evaluate our need after 30 days). We're also considering some degree of coverage from a security firm to augment our services. Our current service included a "rover" in the evening, but it has largely been a parking enforcement function.

While it's not our goal to adjust services simply to save money, these are not minor budget differences. A quick overview of the numbers that went into this decision:

- Current Estates cost for Gate Access = \$46,000
- Proposed HOA increase effective July 1 = \$100,000 (estates share), \$120,000 beginning Jan. 2011*
- Estates Automated solution = \$10,000 one-time fee

**There is no budget surplus to allow for these additional funds, this year and the Board is limited in how much they can increase dues or impose a special assessment without a vote of the membership.*

Please Note: This change mainly affects guests to the Village. All residents of the Village (HOA and Estates) are still able to use any and all gates for entering or exiting.

We come to this decision regretfully, but our Board and ad hoc security/gate access committee have worked diligently to quickly evaluate our options and have determined this to be the most beneficial solution for the Estates. We continue to welcome input as the solution is fine-tuned.

Much will change on July 1 and we wanted to inform the membership as soon as we had consensus on plans for moving forward. Please stay tuned for details to register your home for the automated system. If you haven't already, please register for the email newsletter and check the website (www.mvestatehomes.com) for the latest information. You may also email the Board with any comments, questions or suggestions at mveboard@gmail.com.

Sincerely,

Manhattan Village Estates Board of Directors

**Original letter from HOA President David White enclosed for background*