

FROM THE PRESIDENT

Dear Neighbors,

The summer is almost over and kids are going back to school. Things always seem to start getting busy this time of year and Pheasant Walk is no exception.

You might have read about our plan to update and improve the appearance of Pheasant Way - from the entrance on Military Trail all the way to Spring Tree at the end. Renovating our Master Plan is a major undertaking and in the upcoming weeks, we will be meeting with the landscape architect to finalize those plans. We have some big decisions to make including where to focus our priorities and over how many years to implement the project. As with everything, this will be done with our budget and the wishes of the community in mind.

We also have the annual picnic coming up in October. I'm sure everyone who attended it last year remembers what a big success it was. I congratulate everyone involved. An event like this takes a lot of planning and hard work on behalf of the volunteers who put it together. If anyone is interested in helping or has ideas on how to make it better than ever, please email me. I look forward to seeing everyone there.

Since the election in April, we have been working to correct the problems with our management company, Prime Management. You might have seen that a new Property Manager was assigned to us. Despite this change, we felt that we were not getting the level of service we need and at the last Board meeting voted to cancel our contract with them effective September 30, 2008. We are currently reviewing bids from several companies and are scheduling special meetings to get to know the prospective managers and discuss their proposals. Our goal is to find the best combination of service and cost. In other words, the best value for our community's dollar. This is a decision that affects us all. I ask everyone to get involved and let me know what matters most to you from our Property Manager.

As we approach the end of the year it is time to start preparing the budget for next year. Our overwhelming consideration here will be to eliminate unnecessary expenses while maintaining our community at the highest level. After reviewing the figures for this year and projecting what we need to do to improve the community next year, I think it will be very possible to realize our goal of reducing the annual assessment. Something we all can benefit from in this economy.

I'm exited about all the positive changes coming in the near future. It has not always been an easy road, but by putting aside our differences and working together toward the common good we have been able to overcome the obstacles. We still have a lot of work ahead of us and with your help and support I know, more than ever, Pheasant Walk will be a place we are proud to call home.

Thank you,

Ken Paulsen, President