

January 5, 2007

Dear Pheasant Walk Homeowner:

Many of my letters to homeowners since last April's election have discussed the responsibilities of the elected Board of Directors. This month's letter explains the LEGAL DUTIES that the Board members are required to fulfill.

This may be new information for many homeowners. Many recent negative statements have been made public by individuals who are opposed to decisions made by the current Board. These derogatory comments regarding expenditures to maintain common areas reveal that these individuals are ignorant about the legal requirements and liability of the Association. The Board has a LEGAL OBLIGATION to repair and maintain the common area streetscape and entry way, the park and dock amenities. These areas were created by the original developer when Pheasant Walk was created as a legal subdivision and Homeowner's Association.

The uninformed dissenters argue that many owners do not use the dock or the park. They question why the Association should spend funds on areas not used by all homeowners. The true and simple answer is that the ASSOCIATION IS LEGALLY COMPELLED TO MAINTAIN COMMON AREAS. It is not a choice. This task is a duty, that if ignored, can place the Homeowner's Association in risky liability situations. Real life examples include wind damage from hurricanes hurling dead trees from the park into homes, fires due to dry old deadwood and overgrown vegetation that harm or destroy abutting homes. Injuries incurred while walking on a dock that is structurally unsound is dangerous territory.

The current Board of Directors has made their decisions based on the principle of maintaining the community. Those who insist that this Board is making "unneeded improvements" are plainly mistaken.

The majority of homeowners do not dispute decisions made by the Board of Directors to allocate funds for adequate maintenance. For those who do dispute the Board's fiscal judgment, I suggest that you sign onto a committee in an area of interest to you. You will see first hand what it takes to fulfill the legal obligations of community association management.

All owners are welcome to attend meetings and engage in an honest, face to face discussion if you have concerns, questions or objections. Our policies and decisions are intended to protect the Association's interests as a first priority.

Much good will and health to you and your families in 2007!

See you at the meetings!

Sincerely,
Brent Hoover

**WORDS FROM THE PRESIDENT ON THE
MEMBERS SPECIAL MEETING DECEMBER 2006
PROPOSED ADOPTION OF REVISED COVENANTS
FOR PHEASANT WALK HOMEOWNERS ASSOCIATION**

Much ado about the proposed special meeting of the members in December resulted in a lack of a quorum. The arduous efforts of the covenants committee were put forth in order to provide and propose updated covenants for adoption by the membership. The meetings held by this committee for seven months prior to the special meeting were posted and open to the membership. Owners had many opportunities to voice their opinions for consideration by the committee.

In the final analysis, the lack of the adoption of the proposed covenants indicates to the Board of Directors that a majority of the homeowners are currently satisfied with the existing covenants. Bonnie Weldon and her co-workers are to be sincerely complimented and thanked for their hard work, despite the outcome.

There was a disturbing aspect of the endeavor to conduct this special meeting. There were persons who attempted to create an atmosphere of fear and were obviously opposed to the current Board of Director's point of view. These individuals were willing to tell untruths, misrepresent themselves as corporate representatives and break laws in other ways. Is it not preferable to attend a meeting, join a committee, or identify oneself and write a thoughtful letter to get the point across?

It is unacceptable and foolish to reduce oneself to illegal or anonymous activities just because one disagrees with someone else. This letter should be considered as notice that any individual conducting illegal activities that may harm Pheasant Walk Homeowners Association will be identified and vigorously prosecuted to the fullest extent of the law. If you are receive emails or un-stamped correspondence marked with Pheasant Walk HOA or PAC Management, please report this action to the Palm Beach Sheriff's office at 561-

The Board is pursuing the filing of complaints and criminal charges based upon the current investigations regarding the illegal use of the US Postal Service, unlawful misrepresentation of Corporate Entities, unlawful use of the Internet, as well as personal defamation, libel and slander.

As much of an unpleasant posture this may be, the Board is legally required to protect the safety and interests of the Association.

Thank you.

Sincerely,

Brent Hoover