

**November 11, 2006**

**Dear Pheasant Walk Homeowner:**

**I am pleased to announce that we have adopted a new budget for 2007 that is fiscally responsible and will adequately meet the community's needs.**

**As you know, the Board of Directors has the responsibility to oversee and administer the business of operating our community association. And the success of any business requires adequate financial resources. We have attained this goal for the 2007 year budget.**

**After extensive study and debate, the new adopted budget sets the dues at \$509 per year. This amount is based on the community's fixed expenses and projected funds required to take care of other needed items. For less than \$45 per month per home, we will pay for the following services:**

- Professional community association management**
- Professional Palm Beach Sheriff security**
- Lawn and landscape maintenance, including tree trimming**
- Irrigation maintenanc2**
- Utility costs for Street lights**
- Clean up and maintenance of Pheasant Walk's park and playground**
- Maintenance of the community dock**
- Continuation of Pheasant Walk's Website and Channel 63**
- Day to day operating expenses**

**One of the most significant decisions reached by the Board has been to retain the services of PAC management, owned by Sheri Scarborough. Sheri is a seasoned community association manager who has taken on this new work with great energy and passion. Among other tasks, she has re-instituted regular property inspections to assure that homeowners are attending properly to the maintenance of their homes and yards.**

**Aside from expense driven business, there is other activity underway that is fueled by the generous donation of time and work by the many committee volunteers. This newsletter is prepared and published at no cost to the homeowners based on advertising revenues. Newsletter volunteers spend many hours to write articles, layout and print this news letter. Many thanks to Ken Blume, Ted Wallace, Gary Schroeffer, and Jackie Harper.**

**Dick Pope and Jack Soffer of the Architectural Review Board spend hours with helping neighbors who are planning home improvements. Bonnie Weldon and her committee members have spent countless hours researching and considering changes to the community's outdated**

**covenants. Soon you will be asked to consider and vote upon proposed changes to these rules. The block captains of the Welcome/Section committee chaired by Joan Petratis will be instrumental in the many discussions we anticipate when these revisions are considered by homeowners. It would be impossible to create an adequate financial budget to HIRE the people needed to perform all of these important tasks!**

**Special thanks to Larry Dubois and Mike Cormier as they monitor our grounds and landscaping. Rich Heinicka and Dave Haeger keep an eye on the park and playground. Gregor Schuessler is always at the ready to take on special projects, putting his expert touch on everything he does. Joe Powers maintains contact with our security. Laura Szabo has worked hard on the budget committee. Ginny Hendry and Joy Schwartz have been seen pulling weeds, picking up trash, and painting street lights. And thanks to so many other leaders in the community, such as Luciile Gradante, the Dobsons, the Keanes, and past Board President, Mark Rhodes.**

**As I reflect upon Thanksgiving and the blessings we enjoy as Americans, I think about the value represented by our volunteers' efforts. We have the freedom to express our opinions openly. We are lucky to be allowed to disagree with each other. We make decisions based on what the majority desires.**

**How wonderful to live in such a vocal community! Pheasant Walk is unique among the anonymous environments that so many Americans live in today. We know who our neighbors are. We care for each other when hurricanes shut down the world as we know it. Pheasant Walk is a community which is made up of people who really care about where they live.**

**Let's celebrate our contentious debates and arguments and we give thanks that so many of us are so interested in what is decided for our community. There is no doubt in my mind that the people involved in these debates are all working for the same goal: to make sure that Pheasant Walk is the best place to live that we can make it be. I am honored and proud to work alongside every one of you.**

**Thank you and see you at the meetings!**

**Sincerely,  
Brent Hoover**