

Foxboro Coventry Towns Homeowners Association, Inc.

December 21, 2009

Dear Foxboro Owner:

The purpose of this letter is to announce the appointment of a new Management Committee member; provide Owners with the contracted services with respect to snow removal; and to remind Owners that HOA fees will increase beginning January 2010.

Appointment of a New Management Committee Member – The Management Committee is pleased to announce the appointment of Jesse Montgomery to the Foxboro Coventry Management Committee. Jesse is pursuing his doctorate in biomedical engineering at the University of Utah where he also received his Bachelor's degree. Jesse and his wife Sally have been part of the community since October 2007, and reside at 763 Buckingham Drive.

Snow Removal Services 2009-2010 – So that everyone is prepared and plans for the upcoming winter season – below is a recap of the contracted snow removal services for 2010.

- Removal of snow will begin at the end of any storm having at least 2" of accumulation over the entire property;
- The snow removal crew will begin to arrive within 1 hour after the storm has ended. The crew will be split between the North/South side of the community;
- The entire property will be cleared within 3-5 hours depending on the amount of snow; and
- Roads will be salted as needed; and Common Areas will have ice melt applied as needed.
 - Depending on the condition of the roads – plowing/salting may be requested when a storm doesn't accumulate to 2". This service would not be covered under the existing contract

In response to some questions raised regarding having the City of North Salt Lake take over the maintenance of the roads within the community, attached is the letter received from the City Manager declining our request, along with the reason for the City Council's decision. I hope this letter clears up any misconception regarding the willingness of the City to take over the maintenance of our roads.

HOA Fee Increase – This is a reminder that effective January 2010, monthly assessments will increase to \$120.00. With respect to EFT payments, the property management company will increase your EFT payment to the new amount - effective with your January 2010 payment. If you have your monthly assessment setup on your bank's bill pay service, please make sure to change the amount to \$120.00 beginning with your January 2010 payment.

Very truly yours,

Donald Lowry
President, Foxboro Coventry HOA
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