

7-1-2011

Dear Lakefront Owner:

In 2010 the Woodland Pond Lakefront Association Board of Directors and Officers (the "Board"), in response to observations of Board members and reports from lakefront owners, determined to commission an engineering study and recommendation to address excessive sedimentation of the lake and develop a long term maintenance plan. The Board prepared and sent requests for proposal to thirty-five engineering firms, evaluated five proposals received, and selected the firm of Koontz-Bryant, P.C., to perform the study. You are encouraged to review Koontz-Bryant's sedimentation report which is posted on the Association's website at www.woodlandpondlakefront.org (the "Report").

To summarize the Report, Koontz-Bryant recommended the installation of three forebays (i.e., catch basins) at the three main stream connections to the lake to capture sediment and debris prior to entering the lake. The sediment could then be removed from the forebays at a much lower cost and disruption than lowering the lake and excavating the affected coves on a periodic basis. Koontz-Bryant provided a ball-park estimate of \$190,925 to \$260,175 for excavation and installation of the recommended forebays, subject to the exact size and location of the forebays and other factors (See Section 5.0 of the Report and Table 5-1). The cost could of course be higher. Additionally, agreements would have to be reached with the County and landowners of the property on which the forebays would be located.

The cost of implementing the recommendations in the Report is beyond the Associations' current budget and would require a special assessment of the Association's class A members (the lakefront lot owners). We have enclosed a copy of the Treasurer's most recent Bank Accounts Report for your reference. Please bear in mind that Association has historically retained a minimum of \$100,000 for emergency dam maintenance. To assess the feasibility of implementing the Report's recommendations, the Board desires to determine each lakefront owner's willingness to pay a special assessment to fund the excavation and installation of the forebays and related expense. Based on the ball-park estimates provided by Koontz-Bryan, the Board expects that each lakefront lot owner would need to pay a special assessment in an amount of \$2,000 to \$3,000 for the project, which could be paid in installments over several years.

The Board strongly believes that it is in the best interests of the lakefront lot owners and all the Association's members to address the sedimentation of the lake in the manner recommended in the Report. Failure to do so will ultimately result in greater expense and inconvenience to members as the lake will need to be periodically lowered and coves excavated on an ad hoc basis to preserve the nature of the lake. Subject to sedimentation rates which are impacted by the weather and development, such activities may need to be undertaken as frequently as every several years. Currently, the stream connection at the clubhouse requires excavating again due to excessive sedimentation and it was excavated only three years ago. And of course, failure to preserve the nature of the lake will adversely affect the property values of all lakefront owners.

Accordingly, please indicate your willingness to pay a special assessment on the attached and return it to the Board in the enclosed postage-prepaid envelope within sixty days. Should you have any questions, please contact the Lakefront Association President, John Smith, at president@woodlandpondlakefront.org, or any Board member. Thank you for your attention and consideration.

Sincerely,

Woodland Pond Lakefront Association Board of Directors and Officers