

Neighbors,

The HOA board understands that some homeowners may be upset by the news about the HOA. As your neighbors, who are equally impacted by this information, we felt the same way when we found out about the HOA a few short months ago. Like many of you, we were told by our various realtors that there isn't an HOA & wouldn't be one. Let's be clear - the HOA was founded in 2014 by Celebrity Homes & was in strict control by them until they abruptly transitioned it to the homeowners. As we mentioned in our first letter, Realty One Group Sterling (ROG) sent every home in this neighborhood a letter in November 2019 explaining that the HOA existed & that it was being turned over to the homeowners in Whitetail. This communication was handled by ROG at the request of Celebrity Homes and it was designed to give every homeowner an equal opportunity to serve on the HOA board. We were not involved in this & we understand that since most of us weren't looking for it to arrive, you may have assumed that it was junk mail or false information. Those of us who responded with interest received an email in March 2020 from ROG to let us know of the first meeting where we volunteered to serve on the HOA board.

Since that initial meeting, we have spent a lot of time trying to sort out the mess that was turned over to us. Rest assured that we intend to be very transparent with you moving forward. Due to the current restrictions in place related to COVID-19, we do not have a date for our next meeting. When we do have that date, it will be made available on our website and all homeowners are welcome to attend. In addition, all HOA documents are available to every homeowner & every homeowner has a voice and a vote. We would encourage you to continue reading through the documents posted on the website as we believe these will answer many of your questions. Please keep in mind that it is extremely common for neighborhoods to have covenants - especially new developments. Covenants are put in place by the developer before any home in the neighborhood is built & they are publicly available to everyone - realtors & home purchasers included. It is always a good idea to read the neighborhood covenants prior to purchasing a home to make sure that you are informed.

Questions have been raised about the HOA budget & what the dues are being used for. We are happy to go over this in detail at our next meeting. Know that this money is being used to pay MUD, OPPD, our landscaper, SAGE HOA Services, our insurance policy & we have additional funds to host neighborhood events and to send out mailings. Due to the exorbitant amount of money that Celebrity Homes was spending on most of these things, we had to do

the best that we could to quickly lower these bills & project what they will be over the coming months. We can always review this in the future.

Sage HOA Services is the management company for our neighborhood. Please feel free to use the messaging service on the website or call them directly for all questions, comments, concerns, criticism, motions, petitions, or complaints. The website is still under development and will be continuously updated. In order to address all concerns fairly & efficiently, the HOA will not be conducting business on Facebook.