

CAMBRIDGE PARK
PROPERTY OWNERS ASSOCIATION
P.O. Box 15772, Del City, Oklahoma 73155

January 12, 2009

Dear Neighbors,

As President and Board members, our toughest responsibility is covenant enforcement, conflict resolution and having to deal with different types of personalities: those community members who don't believe in leniency and those who think that even a friendly reminder encroaches on their freedom. There are times when our duties as a Board are difficult to carry out because we are not just a representative of the association, we are also a neighbor and friend to members of our community. During those times we, as a Board and community residents tend to forget the big picture; what is right for the whole community not just the select few. It's a difficult balance and Board decisions will always be met with resentment or scrutinized by members of our community. This does not mean we do not want to listen to your concerns. Realistically, this Board cannot appease all residents of this community. In the past, at present and prior to voting on December 16, 2008, all residents have been and will continue to have the opportunity to voice their concerns via the proper forum (i.e., website, my email sanscwby1@aol.com and my home phone number 733-7739.

Enclosed are two documents: The lawyer opinion dated January 6, 2009 on the vote and the other dated October 22, 2008 concerning a letter circulated throughout the community that states whose responsibility it is to gather the required support in order to amend or alter covenants. Before you formulate your own opinions about the vote, please take the time to read all documents and the lengthy process it entails to remove an entire section from an HOA. This Board is not against a possible re-vote in the future, but understand it would be the responsibility of those who truly feel that the only possible resolution is complete removal from an HOA. It would be those members' responsibility to gather the required support, research city ordinances and to ensure that the required surveys are conducted. The Board's goal all along has been to solicit your concerns in order to fix our underlying problems and focus on the entire community not just one section.

At this time the Board has determined that the proper forum for residents to address this ongoing issue of the December 16, 2008 vote will be at our annual meeting to be held in April 2009. At that time the Board intends to invite Matthew Winton (HOA Lawyer) to the annual meeting in order to educate our present/future Board members and community residents on the legal aspects of an HOA and entertain your questions. Whether you are for or against this HOA; I always welcome your concerns. Perhaps you may have the right solution to our underlying problems that can only make this Board and community stronger. If you have any questions or concerns please feel free to contact me via the proper forum.

SANTOS HERNANDEZ
Cambridge Park President