

Crossroads Community Association Management, Inc.
Valley Creek Homeowners Association, Inc.
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Hello Fellow Homeowners:

Happy New Year! This communication is to inform all Valley Creek homeowners of information that will be useful in helping to update you regarding the Homeowners Association.

Enclosed you will find a letter regarding our new management company, Crossroads Community Association Management Inc. Please keep this information handy, as you will need it to make your payments and communicate any inquiries regarding the association. With the change in management companies, we are currently undergoing an audit of the association. The findings will be presented at the upcoming 2008 annual meeting – of which there is more information below.

Please mark your calendars now for the 2008 annual homeowners association meeting. This will be held on **Tuesday, March 4th**, at the Warren Township Education and Community Center which is at 975 Post Road, at 7:00 p.m. We will be sending out more information as the date gets closer. We hope every homeowner will be able to attend, as there will be lots of discussion regarding future improvements to our neighborhood. The board is still looking into the possibility of new entry signs, updating our landscaping and reinstalling the fountain in the pond. If there are other items you would like to see presented at the annual meeting, please contact Tami @ Crossroads and let her know so we can put it on the agenda.

In this mailing, you will find your invoice for the 2008 HOA Dues. These assessments reflect a 4.3% overall increase based on the Consumer Price Index – www.bls.gov/cpi. Therefore, our dues, which were \$200.00 in 2007, will be \$208.60 in 2008. Some of you have not yet paid your 2007 HOA dues and this amount is included in your invoice. Please note our records for 2007 are from our previous management company. If you believe you have paid this balance, please notify Tami at Crossroads at once. You may be asked to send a copy of your cancelled check to help us update our records. This is one of the main reasons we have changed management companies. The record keeping and the communication from the previous company was not up to our standards. We ask for your patience in this matter.

Some of you may not be aware of the fact that Valley Creek has a website! Please visit the website at www.geocities.com/valleycreekhoa and let us know any comments or suggestions you might have. This website will be used more effectively to update the association's news and current activities. You will soon be able to view and print our Covenants, Articles of Incorporation, Declaration of Covenants and Bylaws for your records. We will also have an Architectural Review form online for you to print out for any exterior changes you may have in the future. We hope to utilize this website as one of our main means of communication for the neighborhood

The Board thanks our members for all their help and welcome any and all suggestions that will benefit our homeowners association and our neighborhood.

Valley Creek Board of Directors – Tom Frantz, Larry Green, Kevin McPherson & Bob Findley