

Dear Resident of the Estates at Farmington,

This is an exciting time for our community, the long awaited Home Owner Association process is quickly moving along! In March of this year, the Farmington Maintenance Corporation was transferred from 395 Associates to the residents of the Estates at Farmington. Residents submitted their votes and the board of directors was established. We have been working very hard to organize the Maintenance Corporation and we are pleased to provide you with an update.

### Open Space

The open space areas which include the drainage ponds and surrounding areas have not been turned over to the Farmington Maintenance Corporation. 395 Associates still retains control over these areas until New Castle County determines that everything is up to code. Once the County inspection is finalized, the ponds and open space will be turned over to the Farmington Maintenance Corporation.

### HOA Dues and Deed Restrictions

Until the ponds and open spaces are turned over to Farmington, the board does not have the ability to create and collect dues or to enforce the deed restrictions. When able, the board will diligently calculate the annual assessment fee and inform the community. We understand that the deed restrictions are a worrisome topic, so we are forming a sub-committee where residents can address their concerns and offer their opinions. The committee will report to the board so that the board can fairly and properly address the deed restrictions.

### Communicating with the Community

One of the board's goals is to establish reliable communication within the community. We will be sending emails along with posting important information on our website and Facebook Page. Please visit our website [www.estatesatfarmington.org](http://www.estatesatfarmington.org). We are requesting that residents provide their contact information on the website. Rest assured, your contact information provided on the website is safe and strictly for communication purposes between you and the board. The official Facebook page is "Estates at Farmington Community."

### Community Block Party

The board of directors is hosting a community block party on September 2<sup>nd</sup> at 12:00pm on Farmington Ave. Please RSVP on the website in order to gather a proper headcount for refreshments. We hope to meet the residents and bring the community together for some fun and excitement!

We are eager to work on the community and look forward to serving Farmington!

Sincerely,

The Board of Directors

Farmington Maintenance Corporation