

January, 31 2005

Dear Neighbor,

All indications are that 2005 will be an important year for Sawyer's Creek. If all goes well, we'll finally get our streets paved and the builder should at last turn over control of the open spaces. Before these things happen, however, the Developer must address a "punch list" of issues required by the township to bring the Development in compliance with approved project plans.

In order to ensure the interests of the Association are considered, we have created a Development Oversight Committee that will monitor the progress of the Development and keep the Association informed. All homeowners have been encouraged to participate on this committee; however, the number of volunteers to date has been limited.

Turn over of the open spaces is important, for as you know, the Developer has been lacking in his responsibilities to maintain the entrances and retention ponds. The Board looks forward to taking on this responsibility and beginning the beautification process. Because the developer did not turn-over the open spaces last year as anticipated, the Association did not spend any money on maintenance, though we had budgeted \$8,500 in 2004. The Board has recommended this surplus be set-aside and used in 2005 to beautify the open spaces and/or perhaps to erect an entrance sign. The newly created Landscape committee will be responsible for overseeing these efforts. Again, all homeowners are encouraged to participate on this committee.

Whether you are able to participate on a committee or not, all homeowners can show their support for the Association by remembering to pay their association dues in a timely manner. In 2004, the Board had more than \$1,000 in legal expenses, most of it in pursuit of the collection of overdue association fees. These costs are clearly avoidable, and money not spent chasing overdue fees can be reinvested in the beautification of the open spaces. Fees for 2005 are the same as they were for 2004 - \$132.75 per household. **Payments are due by March 1st, 2005 and made payable to Sawyers Creek. Please mail your check and the resident's survey form to Sawyer's Creek, P.O. Box 365, Bensalem, PA, 19020-0365.**

If you are interested in participating on the Development Oversight or Landscape Committee please contact a Board Member at one of the below e-mail addresses. If you have any questions regarding this letter please feel free to contact the *new* development Manager, Ann Driscoll at (856) 802-1055 x-104, or e-mail a Board Member.

Sincerely,
Board of Trustees
Sawyer's Creek Homeowners Association

Victor Gaffney, President (president@sawyerscreek.org)
John Vece, Vice President (vice-president@sawyerscreek.org)
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Melissa Redrup, Secretary (secretary@sawyerscreek.org)
Rock Siravo, Member, At-Large (member@sawyerscreek.org)

P.S. Our new website at **www.sawyerscreek.org** is online.
Please visit the site frequently to see what's new.