

December 3, 2005

Dear Neighbors:

My name is Peter Atwell and I live at 105 Sycamore Creek Drive with my wife JoAnn and daughter Lauren. We've lived in Holly Glen for more than 4 years, and I'm in my 6th year of serving you on the Holly Springs town council. Like most of you, I've been increasingly concerned and frustrated about the condition of our Holly Glen neighborhood. Our common areas have never looked poorer, and we have had no real voice as a homeowners association.

The covenants of the Holly Glen homeowners association, like most relatively new neighborhoods, state that the developer maintains control of the homeowners association (by holding the majority of board votes) until the community is 75% built out (or 2010, whichever occurs first). As you know, over the years, Holly Glen has had more land annexed than was in the original master plan. Every time more land is brought in for development, it's more difficult to reach that 75% threshold. With the developer holding the majority of votes on the homeowners association (HOA) board, the actual homeowners have no power to make decisions on how our dues are spent and how our neighborhood is managed and maintained.

About a year ago, I began a grass-roots effort to challenge the developer (then DR Horton) to relinquish control of the HOA board to the homeowners early. This has been successfully done in many communities, even here in Holly Springs. With the complete support of more than 100 of our neighbors, I contacted an attorney and began researching what steps we'd need to take and what would be involved. It was clear that we'd have to file suit with DR Horton to get control of the board. During this process, DR Horton pulled out of Holly Glen and Buckhaven Development became the new developer. The transition from DR Horton to Buckhaven took several months, and it took even longer for Buckhaven to finalize control of the HOA board from DR Horton. Buckhaven hasn't built any homes but sold their land to Bill Clark Homes and Beazer Homes.

I'm happy to announce that the Holly Glen homeowners association is now controlled by us- the homeowners. I've worked with Buckhaven for months, and was able to successfully negotiate their voluntary surrender of board control and declarant rights. Buckhaven officially gave control to the homeowners on November 14 with the resignation of their 3 HOA board members and appointment of 3 homeowners in their places. Your current board is comprised of Bob Blake, Nick Lacatena and me. I'm serving as president, Bob is vice president and treasurer and Nick is secretary. Bob and Nick, along with a handful of other folks, have been strong advocates and leaders throughout the process of gaining control of the HOA. We'll soon be announcing the annual meeting of members (homeowners) that will occur before the end of March. At that meeting, the full board will be elected, committees will be filled and we'll have the opportunity to establish our goals for 2006 and beyond.

As you know, Talis has been our management company for several years. Talis works for the HOA. They don't make any decisions themselves, but act on the direction they have been given by the HOA. Much of the frustration many of you may have had in the past with Talis was likely due to poor or no direction from the HOA board. Prior to November 14, Talis essentially worked for DR Horton and then Buckhaven, since the HOA board was under developer control. Now Talis works for the homeowners. We're fortunate that Kelly Decker, VP and Branch Manager at Talis has recently assumed personal responsibility for our account.

Enclosed is a copy of the 2006 HOA budget. As you can see, dues remain the same as last year. We'll be working hard over the next couple of months to plan for the future of our HOA and our neighborhood. This is an exciting time for Holly Glen, and there's a lot of work that needs to be done.

Please feel free to contact Bob, Nick or me with any questions you may have. On behalf of your HOA board, I wish you and your family a very Merry Christmas or whichever holiday you may celebrate.

A handwritten signature in black ink, appearing to read "Peter Atwell". The signature is fluid and cursive, with a large initial "P" and "A".

Peter Atwell
President
Holly Glen Homeowners Association