

October 18, 2010

Dear Juan Tabo Hills Neighborhood Association and residents at large:

As reported by Kevin Smith and Joseph Escobedo (JTHNA board members) in their email sent on October 8, 2010, we concur that the meeting was positive and we are looking forward to a new and revitalized relationship with the JTHNA and the Volterra homeowners at large.

As stated in the email from the JTHNA, we are in the process of developing a better avenue for communication with all homeowners.

We would also like to reiterate that these are very hard economic times on everyone. However, as the market picks up we will continue to develop Volterra as we intended to.

Several issues were discussed at the meeting and we would like to provide you with an update:

- 1) Gallant Fox Open Space Corridor – this area falls under a permit issued by the Corps of Engineers. We hired The Hilltop to revegetate the area according to the requirements outlined by the Corps. We are in the process of evaluating plant loss and developing a plan to replant which will enable us to adhere to these requirements. As meetings progress, we will keep you informed.
- 2) We are considering adding pavement to L Street where it intersects with Juan Tabo Blvd., which would potentially lengthen the line of sight. As we speak, our engineers are obtaining proper permissions from the City of Albuquerque as how to proceed and we expect to hear back from the City soon. It would be our desire to put down temporary pavement and then remove it when we construct Phase 3. Again, we should know shortly.
- 3) Adding the streetlights to Juan Tabo that are in the Phase 3 work order is unfortunately a big obstacle. We have confirmed that there is extensive infrastructure, dry utility, and electrical work that would have to be in place in order to facilitate our ability to install the light poles. However, with that said we commit to install these light poles as one of the first items constructed when Phase 3 begins (which should be approximately a year or so). It has been suggested by several homeowners that some sort of reflective devices be installed for the time being. The HOA Board would not be opposed to allocating some HOA funds to purchase these reflective devices which would have to be installed by someone other than us due to the fact that it is not a City requirement. Furthermore, this is just a suggestion and by no means are we representing that the light is inadequate as it is now based on the fact that we are in compliance with all City requirements.

- 4) It was suggested in the meeting that we consider landscaping the Open Space Corridor along L Street before we landscape the Corridor along Pocono in Phase 2. We think that this is a good idea as it would enhance the appeal of the subdivision. So as developer funds become available, we will landscape the L Street Corridor from Gulfstream to Juan Tabo first.
- 5) The HOA Board of Directors has initiated voting procedures to allow resident representation on the Board. We are very excited about having two additional board members – having the extra assistance and being able to disperse some of the workload will be helpful. The Board's decision to allow the addition of two resident board members is not in accordance with the Governing Documents which do not stipulate this vote until the 600 home is occupied. Instead, the Board has elected to expedite this process and has approved the voting documents which will be mailed to every homeowner by the end of the month.
- 6) As you are all aware, we have recently erected a monument which is adorned by landscaping and flags to mark the entrance of the community. Further, we have installed the streetscape spanning from the bridge to L Street on the east side of Juan Tabo. These features were installed to further enhance the community. In the coming weeks we will also be installing rock around the large utility boxes on the southeast corner of the archaeological site along Juan Tabo.

As previously stated, we look forward to a positive and revitalized relationship with the JTHNA and the Volterra homeowners. In an effort to create better lines of communication, we feel it is vital for everyone to issue questions and concerns on the Volterra HOA webpage hoamcweb.com/volterrahoa, which will be the primary source of communication.

Sincerely,

Scott Grady
Developer
JTH, LLC