

August 1, 2010

RE: Camden Pointe's Application for POA

Dear Camden Pointe Homeowners,

The Camden Pointe Board of Directors has adopted a resolution to pursue transitioning Camden Pointe from a Homeowners Association to a Property Owners Association. Attached to this letter is a great letter of explanation on POAs from Acworth Attorney Carol Surrel Jones.

Why are we pursuing becoming a POA? Two Primary Reasons: Financial Constraints and Neighborhood Quality/Appearance.

Financial Constraints:

As of the end of July, 2010, we are short \$3,893 in 2010 dues assessments. We have nine seriously delinquent homeowners whose balances are over \$1,000 each for a sum total of \$19,868 among just those eight. In an environment where we are all struggling to make ends meet and the vast majority pays their dues, it is simply not right for some to place such a financial burden on the rest of the association. While many of these are in suit at the present time, collection of such delinquent amounts is much easier for a POA than an HOA. This would significantly lessen the financial strain on the association.

Neighborhood Quality/Appearance:

Property values in metro Atlanta have fallen over the last two years. Unfortunately, Camden Pointe is not immune to this trend. We have however, been able to hold our own pretty well when compared to other neighborhoods of comparable size in the area. Most homeowners here take great pride in making sure their homes are maintained and provide that oh-so-important curb appeal the neighborhood needs to help maintain property values and attract quality buyers.

However, over the last two years, we have seen an increase in the amount of folks who are not maintaining their homes according to the design standards and covenants they agreed to when they purchased their home. We all suffer when a homeowner chooses to let his/her home fall into disrepair and not maintain the yard as needed. Becoming a POA would allow the association to better enforce the design standards and covenants already in place.

In order to pass this amendment, the association must approve the move to a POA by a margin of 75%. For Camden Pointe, that translates to 294 homes. The Board is asking for your support in this effort. We need your written consent to approve. We will be at the end-of-season pool party on Saturday, August 21st with more information on this effort, so please bring your questions, comments, and hopefully your signed Consent & Authentication form to the party. For those of you who can't make the party, please contact any one of the Camden Pointe HOA Board members and we will be happy to collect your form. Alternatively, if you prefer, you may also mail it in to All-In-One Management.

Thank you in advance for your consideration of this amendment and hopefully for your support. Please don't hesitate to contact any one of us on the Board or All-In-One Management with any questions you have on this important issue.

Sincerely,

Camden Pointe HOA Board of Directors