

Calvada AeroPark Association

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November, 2015

Dear Calvada AeroPark Owner:

We are writing to you today to keep you informed about Calvada Aeropark Association and invite you to join our Email list to make it easier to share information regarding the our private airpark in Pahrump, Nevada. Since you are a property owner there, we want to be sure you are included and are aware of some of the changes and activities going on at the Airpark. As most of you know, we have many owners that do not reside in Pahrump or even in Nevada. We believe it is important to be able to communicate with our membership in a timely and efficient manner and would like to request all owners with Email addresses to please send your contact information. We currently have less than 10% of our owner's email addresses. Additionally, we have a significant problem in confirming accurate owner contact information. To try to remedy this, **we simply request that all owners complete and return the enclosed card or Email the requested information to Calvada1@gmail.com.** It is the responsibility of each owner to make sure Calvada AeroPark Association has your current contact information.

We'd like to update you on several issues that were covered during our recent meetings and let you know what to expect in the coming months. We recently met with our Association Attorney to review some important new law changes that effect Nevada Associations and to discuss our CC&Rs (Covenants, Conditions and Restrictions) that are set to expire in 2020. In or to bring our CC&Rs & Bylaws up to date legally, correct errors, and better define our governing guidelines, we will begin the process to acquire enough "Yes Votes" from our owners to be able to get this accomplished. In the past, we rarely receive enough owner participation to effect the changes necessary to increase property values. In order to make changes our Association is required to get the majority of it's owners to vote to in act any substantial changes. **We request that you participate in the coming months as your votes are important and hope the below information will guide you through this process.**

In the next few months, you will be receiving several mailings from us and our Management Company (FCCMI). In hopes to not confuse our owners, here's a lists of what you can expect to receive and an explanation of what is required:

November / December 2015

Nomination Forms for 2016 Election of BOD must be received by FCCMI before noon on 12/31/2015
Agenda and Proposed 2016 Budget for December's Budget Ratification Meeting
Annual billing of HOA dues for 2016 (\$250 due in January for 2016 fiscal year)
Initial Draft of updated CC&Rs & Bylaws (request for "Yes/No Votes" to be returned on several questions)

January / February 2016

Ballots mailed to each owner for Election of Board of Directors (Ballots need to be returned before February's Election Meeting)
Letter updating owners of status of CC&Rs and Bylaws Votes received to date and totals
Agenda for February Election and General Meeting
Collection Notices (late fees apply) for any HOA Dues were not paid before the end of January
February Election Meeting - Ballots will be counted and 2016 Board of Directors will be elected

As covered during our last meeting, we are now gathering bids for several deferred maintenance projects that we have reserve funds set aside for but have not yet been scheduled. In 2016 we will continue to keep our dues at \$250 per year (the lowest of any private airpark that we know of). We plan to continue to be frugal with our spending while still continuing to maintain and improve our private airpark in hopes to attract new building and growth for our unique community.

If there are any specific changes or items you would like to see us cover in the CC&R and Bylaw ballots, please submit your comments or questions in writing to us within the next 14 days.

Sincerely,

Calvada Aeropark Association Board of Directors

Roy Mankins, President
Steve Hamrick, Vice President
Joan Leitner, Treasurer