



November 1, 2012

The purpose of this letter is two-fold; First, to inform the property owners in Chambers Landing of the recent changes to our community and establish a network for continued updates. Secondly, is to establish a general consensus by the ownership of the desired direction for Chambers Landing.

Since the real estate market collapse of 2008, our developer, FrontLine Developers, progressively resigned the management and upkeep of Chambers Landing by failing to:

- Pay outstanding debts
- File the necessary annual reports with the proper authorities
- Provide accountability for HOA dues collected
- Maintain common areas and roadways
- Make necessary repairs
- Complete entrance gate construction
- Turn over the HOA to the membership

Because of this breach, Chambers Landing HOA, a Texas nonprofit corporation, is currently in forfeiture. Reinstatement can be achieved by filing the necessary forms with the Secretary of State. However, prior to doing so, it may be advantageous to consult a real estate attorney to determine the most appropriate action for our situation. It has been suggested that a *new* nonprofit corporation be formed to alleviate the burdens inherent with the original HOA.

Foreclosure of the property held by FrontLine was completed earlier this year and all remaining lots in Phase 1 were sold. Lot 9A, the lake access common area is currently held by Wells Fargo. The Bank is quite anxious to transfer this property to the HOA but requires a legal entity to accept the deed. The 2012 taxes on this lot are also due.

Once the deed to lot 9A is acquired by the property owners, a timely decision must be made regarding the boat dock. We are informed by the Tarrant Regional Water District that the dock permit fees are delinquent and repairs to the dock, including lights, are required before a current permit can be issued. We can choose to make the repairs or do nothing and they will remove the dock.

Another challenge facing our community is the development of an *equitable* maintenance plan. For 3 years two homeowners, Matt and Tommy Dulworth have absorbed the financial burden for maintenance and upkeep almost entirely. Not only have they kept the roads and common areas mowed, but following last year's drought, they brought in a crew to remove all the unsightly, dead trees and landscaping from the entrance. From their continued efforts and expenditures, we have all benefitted.

We will have the new website up and running by the first of the year. This will provide a continuous source for updates and communication. Until then you may contact me with your email address if you are interested in receiving progress reports. **We currently need volunteers to fill the BOD positions. If you have the time and sincere interest in serving our community, please contact me at:**

Valerie Minnick
214 Waterside Drive
CHAMBERS LANDING
Corsicana, TX 75109

Email: valminnick@att.net
Home: 903-257-1405
Cell: 903-229-1065

Our 3-member Architectural Committee is in place to review new construction plans. You may submit plans to: (this is for new construction OR improvements)

- Matt Dulworth 972-670-6314
- Tommy Dulworth 972-6708360
- Robert McWhorter 903-257-1405

Chambers Landing is at a vital crossroads. **The direction we decide to take is up to the entire membership.** I am not an attorney, nor am I able to answer any legal questions, but please feel free to contact me if you have general questions concerning the content of this letter.

With kindest regards,
Valerie Minnick