

**Crown Harbor Homeowners Association
c/o Massingham and Associates Inc.
2247 National Ave.
Hayward, CA 94545
(510) 780-8587 Fax (510) 780-7535**

February 13, 2012

To: Crown Harbor Homeowners

Re: Roof Assessments

Dear Crown Harbor Homeowner:

THANK YOU. THANK YOU. THANK YOU.

The saying says 'two heads are better than one'. In this case, thirty five heads are better than five. A few weeks ago we told you of our serious issue funding a roof replacement. With that, we asked for your help, your comments and your suggestions. Although our last two meetings were lively and controversial, you've given us some important options to consider. We need time to do some more homework. Consequently, the Board of Directors, at its last meeting on February 7, 2012 resolved to delay the vote and remove the subject of the roof special assessment from the March Annual Meeting Ballot. The length of the delay has yet to be determined but we're targeting the last quarter of 2012. Although sooner is better, we could delay the vote to March 2013 without impacting our schedule.

Based on the discussions at the two recent meetings, the Board solicited bids for an independent roofing survey to determine the immediate material condition and the life expectancy of the current roof. Those bids were received and reviewed by the Board at the special meeting on February 7th. All three bids were rejected as being too costly or not meeting our specifications. The board is still seeking an independent inspection to shed more light on this issue.

There have been several well thought out payment schemes for a special assessment. The Board will continue its due diligence and continuing its research to provide homeowners with the best options possible.

Unfortunately, due to scheduling conflicts with the majority of Board members, we are forced to cancel the previously announced special meeting on March 6th. This letter serves as the cancellation notice. The February 22nd meeting will still have an agenda item for resident comments and we also have the special roof assessment meeting scheduled for March 15th.

Thank you again for your input! We encourage you to keep tracking this issue as it is an important and difficult matter for all of us.

Sincerely:



The Crown Harbor Board of Directors

CC: File