



November 3, 2004

Dear Neighbor,

As you may have heard by now, there was not a quorum at the October 21<sup>st</sup> annual meeting of your Homeowners Association. For those of you who came, thank you. We had a great discussion on some of the proposed changes to the CC&Rs, and the comments by Victoria Harkens about the Aqua Texas water rate increase were very informative and supported the thought that there is the possibility of at least limiting the amount of the increase.

Because we didn't have a quorum, however, we couldn't get any business done. So a second meeting has been scheduled for Thursday, November 18, 2004, starting at 6:30pm in the Bailey Middle School cafeteria. We have three Board seats to fill, we will be voting on the proposed changes to the CC&Rs, and we will be talking about the Aqua Texas rate increase.

### **Board Vacancies**

The terms of three Board members expire at the end of this year (David Carpenter, George Robbins and Deborah Treece). At this point, no one has indicated any interest in serving on the Board. **If you are happy with the way things have been going in the Estates, you need to be on the Board to make sure it continues. If you are *not* happy with the way things have been going, you need to be on the Board to correct it. *The Board cannot function with just two members.***

### **Proposed Changes to the CC&Rs**

If you need another copy of the explanation of the proposed changes to the CC&Rs you can print one out from our website ([www.eshhoa.org](http://www.eshhoa.org)), or call Allen Gunter, Board Secretary. The website also has draft language for how the CC&Rs might actually read if each of the proposed changes were to be made.

Please note that we have withdrawn the proposal for changes to the ACC approval process (Vote #5). A homeowner reviewing this proposal identified a possible problem with it, so we have withdrawn it until we have the time to work through that issue.

### **Proxy**

If you can't be at the meeting on November 18<sup>th</sup>, you can use the enclosed Proxy to make sure your vote is counted. ***Please note that if you completed a proxy form for the first meeting, it was valid for that meeting only, and you will need to complete a new proxy form.*** Give the completed form to someone who will be at the meeting so they can vote for you, or send it to Carl Gamble, our property manager.

## Aqua Texas Rate Increase

As you know from the material you received from Aqua Texas as well as our last newsletter, Aqua Texas is raising our water rates by at least 50%. While it would be unrealistic to expect that we can prevent any increase in rates, we do have a reasonable chance to limit the amount of the increase. But it will take time and effort – more time and effort than the Board alone can provide. So we are forming a committee to spread the work out and increase the likelihood of success.

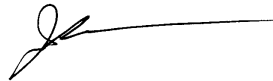
At our November 18<sup>th</sup> meeting, we will talk about what needs to be done and form the committee. ***Whether or not we can limit the amount of the increase depends on you. It won't happen if there are not enough people on the committee to do what needs to be done – you can't assume someone else will take care of it.***

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If you have any questions about the annual meeting or any of the agenda items, please let us know. We look forward to seeing you on November 18<sup>th</sup>.



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