

FIESTA PROPERTIES

TO: All Playa LaJolla Property Owners
FROM: Cameron Truesdell, Fiesta Properties
SUBJECT: Playa La Jolla Homeowner's Association Meeting

Hopefully, you have received the letter sent from Playa La Jolla dated October 12, 2000, which announced that my partnership with Al Young and Danny Brown has ended. As part of the transition, effective immediately, I have become responsible for the Playa La Jolla Homeowner's Association. Playa La Jolla remains responsible for any construction that has begun but has not been completed. You should work with Al and Danny on those issues.

I am aware of numerous problems that need attention to fulfill the expectations you had when you bought your property. One of the reasons I took on this responsibility is that I am committed to meeting your expectations. As such, I have created a new company, Fiesta Properties, to manage the Homeowner's Association and ensure quality services are delivered to your property.

One thing we can improve upon immediately is communication – I can't guarantee we won't face issues as we move forward. What I CAN guarantee is timely communication on issues that affect your property. Carol Chandler, my assistant will be contacting all Homeowners to update contact information, and specifically, get e-mail addresses. We plan to utilize the Internet, as a communication tool. In fact, we have created a Homeowners' website. While it is still very much under development, it is an indication of how powerful this tool can be. Please check it out at:

<http://www.ultrasw.com/hoa>

userid: owner
password: future

Also, Bill Robert, your current president, is holding a Homeowner's Association meeting on Saturday, November 25, 2000, at the Playa La Jolla Clubhouse Pool. The meeting will be held promptly at 10:00 a.m. Please bring your own chairs! Light refreshments will be provided. Due to a prior commitment, I apologize that I will not be personally joining you. However, I have worked with Bill and certain Homeowners to ensure they can fully explain the situation we're currently in and what our options are going forward.

Finally, a reminder that Homeowner's Association fees are due on the first of the month, beginning Nov 1 to the following address:

Fiesta Properties
P.O. Box 925
Preston, WA 98050

Thanks for your patience, understanding, and enthusiasm as we work together to create a tremendous community.