

IDLEWILD

PROPERTY OWNERS ASSOCIATION
P.O.BOX 181, FAIRHOPE, AL 36533-0181

January 31, 2007

Dear Idlewild Property Owner,

The City of Fairhope is beginning to respond to some of the concerns we have brought to their attention. Streetlights have been installed on the south end of Royal Lane and sidewalks constructed at some common areas. The work is not complete yet and it is our understanding the City will install additional street lights on Idlewild Blvd. and arrange for the respective utilities to connect and provide electrical service. We will continue to monitor progress and follow up with the City as needed.

Our next priority is the repair of the neighborhood pool which the Association has an obligation to maintain & preserve. We have received quotes for the work and believe we can get it done without a special assessment. We have also obtained ball-park estimates for three possible alternative options, which would require special assessments, and are seeking your opinion of each before proceeding with the liner replacement and fence improvement. They are:

- o Option 1
Demolish, remove, fill in and sod the existing pool area. Cost estimate is around \$15,000 and requires a \$100 one time special assessment on each owner. Future operating cost savings would go to build a reserve fund and defer future annual assessment increases. The site must be maintained as a common area to satisfy the City's green space requirements.
- o Option 2
Keep the pool in its current location and upgrade from a liner type to gunnite or similar long-lasting material. The fenced enclosure would be enlarged to accommodate a 30' by 60' pool. Cost is estimated at \$60,000, which would require a one time special assessment of \$450.
- o Option 3
Remove existing pool (as in Option 1) and build a new pool and bathroom facilities on the common area at the corner of Royal and Margaret. Obviously the most expensive, at roughly \$100,000 plus. Special assessments, spread over two years, would be in the order of \$400 per year.

If you would like us to investigate any of these options further, please send your preference(s), with your name (which will be held in confidence), to the Association's email or PO Box address by February 17. If sufficient interest is shown in any one, we will hold off on the pool repair, and submit a more detailed proposal and associated special assessment for approval at the Annual General Meeting on April 21. If not, we will go ahead with work on the existing pool in order to be ready for a May re-opening.

The existing Board was elected at a special meeting last August. We prefer directors be elected at the Association's regular annual meeting and so, intend to call for the election of a new Board of Directors at the AGM in April. If you would like to nominate yourself or a neighbor for election, please send the name (with their permission) and a brief bio and philosophy statement to the Association's email or PO Box address by March 10. A list of nominees will be included with the official notice of the AGM.

Board of Directors
Idlewild Property Owners Association

idlewildpoa@bellsouth.net
www.idlewildpoa.com

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August 13, 2007

Dear Idlewild Property Owner,

With the onset of summer, a lot of you have been enjoying the refurbished pool. The increased use caused the pool to get pretty grungy on a several occasions. To combat this, the filter medium is being changed and upgraded, chemical additives improved, and the pool is being vacuumed many times a week. Unfortunately, there isn't anything we can do about the basic problem, which is the undersized recycling system. You can help by showering off sun tan lotion before entering the pool, and letting us know if you plan on having a pool party. Please call 610-9670 or 367-3249 so the water treatment can be adjusted to take care of the extra load and the event scheduled on the pool calendar. The pool has also attracted unauthorized users, some of whom vandalized a bathroom door. We have installed motion activated floodlights to deter after hours activity; if you see the lights on after 10.15 p.m., please report it to the Fairhope police department. Also, make sure the pool gate is kept closed and locked and, if you feel comfortable doing so, report any interlopers to the Fairhope police.

Your Board is aware that sidewalk lighting along portions of Idlewild Blvd. is inadequate. We have discussed various options, including replacing the original landscape lighting, and have concluded the only practical solution is to add another street light in each median island. Landscape lighting would likely be damaged again by lawn care equipment and, in any case, the circuit does not extend to the median between Conti and Orleans. The City of Fairhope has agreed to install additional lighting as soon as they have manpower available.

The first impression of any sub-division is strongly influenced by the appearance of its common areas and owner's front yards. Your Board has endeavored to improve the common areas but the attractiveness of our development is being undermined by a few properties whose owners fail to keep their grass cut and weeds controlled on a regular basis. The value of all our properties is affected by how prospective buyers view our subdivision. We particularly appreciate those who take pride in their landscaping and ask that all owners at least keep their yards neat and well groomed.

We also remind you that the CC&R Article 16(b), as currently written, only allows parking of boats, trailers, and RV's if they are fully enclosed inside a structure. The Board recognizes this is very restrictive and typically has not enforced the requirement when vehicles are not noticeable from the street or are parked only for a short time for loading, unloading and cleaning. You will, however, be required to move any stored vehicle that is clearly visible from the street, even if behind a fence.

Other ways you can help maintain Idlewild's attractive appearance are to water and fertilize trees in your verge, park your cars off the street, and follow the City of Fairhope's guidelines on when to put out garbage and trash for pickup. If yard waste is likely to be blown about before pickup, place it in a container or biodegradable yard bag. Please place yard waste on frontage off of Idlewild Blvd. and keep all pickups away from your mailbox to assist your mail carrier in delivery.

A few of you have indicated you are unable to access the Association's website. We asked our web host to check and they replied 'we are unable to replicate the problem you are facing and the website seems to be working fine'. The website can be accessed from any public computer at the Fairhope Library. We also post some information on the new bulletin board adjacent to the sidewalk at the pool.

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