



December 10, 2012

Dear Homeowners,

We would like to take this opportunity to celebrate what we believe was a very good year for our association.

- We all know that the major accomplishment was the roofs – all completed this year, slightly ahead of schedule and under budget – and paid in full without a loan. We think that they look great and add value and security to our homes.
- We were able to lower next year's assessment by 10% – 2 years ahead of the plan.
- We have signed multi-year contracts containing minimal annual increases with our landscaper, arborist, and accountant.
- We have kept emerald ash borers at bay (so far) by aggressively treating the trees for the past four years... something other towns and associations are just now starting to do.
- We have continued to build our reserves.
- We reduced or eliminated hundreds of dollars in high printing costs, service fees, and unnecessary back-office expenses by changing our management company, banks, and attorneys.
- We have authorized an update of our Reserve Study so that we will have a better glimpse into our future capital expenses.

Next year we hope to crack-fill and sealcoat our driveways, paint our exterior wood trim, mulch our landscaping beds, and begin to think about future asphalt replacements.

The board and management of Charter Hall would like to wish you, your families, and friends a wonderful holiday and a great new year. Thank you for your support.

As always, please contact us with any questions, issues, or suggestions. You may email us at info@desirablewellings.com or charterhall@comcast.net, or you can call DD at 847-776-8222. Remember – we can't fix what we don't know about.

Thank you.
The Board of Directors