

PLANNING FOR THE FUTURE

Glenn Buckley, MTPOA President

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Several of you have expressed a concern that there does not appear to have been any significant progress on developing amenities since the Association received money from the developer's bankruptcy estate. While it is true that there has been little visible progress on the trail and park development, there has been considerable work behind the scenes to prepare the background necessary to move forward.

Most of you are aware that there are COE and TCEQ permit violations on the Fish Creek 1 Lake. Consultants have just completed a survey of the wetlands at the north end of the lake and are preparing to enter negotiations with the COE to resolve those issues. In addition we have engaged surveyors to clearly define the location of the Fish Creek 1 Lake and berm system relative to the commons and individual lots prior to entering negotiations with the TCEQ to resolve outstanding permit issues. The Blue Lake dam received a new overflow spillway, Grass Carp and barriers are being installed in the Fish Creek 1 Lake to control weed growth, we have contracted to install lighting along Rolling Oak near Fish Creek Thoroughfare and the right of way has been cleared for better access to utilities. All of the steps were necessary to preserve assets, improve safety or prepare for future work.

In addition to actions of a remedial or maintenance nature the Association has contracted with a land planner and engineering firm to evaluate the optimal use of the commons consistent with what was advertised, what residents want and what our budget and available monies will allow. The Board recognizes that changes in the availability of water and rules will have a significant impact on the viability of the lakes as originally proposed. For that reason the engineering firm has been instructed to not only evaluate the feasibility of the original design, but to look at alternatives that will enhance the value of adjacent property and the development as a whole. The engineering results and meetings with property owners will serve as additional input to the land planner's proposal. Once the study is complete we plan to hold a Town Hall meeting to review the results with the property owners.

While we would all like to move forward as quickly as possible there are several issues beyond our complete control that must be resolved prior to having control of all of the assets and easements necessary to execute any final plan. These include: transfer of the land associated with the Section 4 and 6-10 lake areas to the Association; resolution of the issues around the trail easement between Sections 7 and 4, transfer of part of the Nature Preserve to the Association and completion of a use agreement for the remainder of the Nature Preserve with Woodforest Development, including the location of the trail connecting Section 4 and Section 1-3.

Since the planning process and resolution of existing agreements with Woodforest Development could take a year or more, the Board is revisiting what can be done in the interim that would enhance resident's use of the property but would not have to be redone

later. In that regard we are currently evaluating the cost of clearing the commons near the entrance to Section 5 and some of the core trails within each Section.