

Timberlake Estates Property Owners Association

TEPOA • P.O. Box 452 • Cypress, TX, 77410-0452

November 9, 2009

Dear Timberlake Estates Property Owner:

Timberlake Estates Property Owners Association needs your help!

Pursuant to Article 1, Section 21 of the TEPOA Deed Restrictions and Article III, Section 1 of the By-Laws, election ballots for TEPOA board members whose terms expire at the end of this year (noted below) must be returned by November 15th. However, because we have had a difficult time getting nominations and having people accept their nomination, this year's ballot is late in being sent out. As such, the ballots must be **returned** by **Tuesday, December 1, 2009**. The Board would greatly appreciate it if you would vote using the attached ballot.

Please note the following items as you carefully consider your vote:

- You must be a legal real property owner to vote – you can not be a renter, leaser, family member, trustee, etc.
- As the property owner, your maintenance fees must be paid in full to vote.
- Candidates are elected to the board, not a particular position on the board. Positions that newly elected people will hold will be determined by the new board after the election.
- Ballots that have more people selected on the ballot than there are positions available to fill will not be counted.
- Ballots that are not completed and signed will not be counted.
- Ballots that arrive after December 1st will not be counted.
- If someone you nominated does not appear on the ballot, it means they did not accept the nomination.
- The candidates are listed in alphabetical order by last name.
- Pursuant to Article II, Section 4 of TEPOA by-laws, voting strength of any property owner shall be in proportion to the number of lots owned by said property owner.

If you have questions about what board members do, feel free to contact a current board member as follows:

<u>Board Position</u>	<u>Name</u>	<u>Telephone Number</u>	<u>Term Expires This Year</u>
Chairman	Wayne Francisco.....	281-890-3004.....	Yes
Vice-Chairman & Legal.....	VACANT	N/A	No
Treasurer	Mike Ruiz	832-444-8502.....	Yes
Secretary	Joanne Carter	281-469-0114.....	No
Communications & Timbergram.....	Ann Pavalock	281-469-5395.....	Yes
Security.....	VACANT	N/A	No
Lake	Jane Plumlee	281-890-9340.....	No

Thank you for your input and prompt response!

Sincerely,

TEPOA Board

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Candidate	Years In Timberlake	Have you served on the TEPOA board before? If yes, when and in what capacity	Why do you want to be on the board?	What items do you feel the board should be addressing or continue to address?
Ann Pavalock	32	Yes 2002-03: Secretary 2006-present: Communications & Timbergram	This is one of the best ways to get to know ones neighbors and keep up on what is happing in ones neighborhood. It's also a way to serve the community and to bring information to the community.	Nuisance properties and the way they affect property values has always been a concern of mine.
Mike Ruiz	2	Yes 2008-09: Treasurer	I would like to help shape the future of the neighborhood for the enjoyment of my family. In addition, it is a great way to meet my neighbors.	The board needs to begin deed restriction enforcement as well as focusing on improved and cost-effective maintenance fee collections. The board also should continue finding ways to reward/recognize good neighbors who go out of their way enhancing Timberlake Estates.
Rebecca Kramer	2	No	To help utilize my development skills and to improve the beautification of Timberlake Estates.	Maintenance of the lake, violations, beautification of the neighborhood (signs, etc) AND getting us access to use the Ravensway pools, etc.
Ron Carter	35	Yes Late 1980s to early 1990s: Lake Property & Security	To help ensure stability and security in our neighborhood.	I think the present board has done a good job and I would like to see the board stay on the same course. I would like to see that moneys are spent wisely and in a fiscally conservative way.
Wayne Francisco	18	Yes 2006-08: Security 2009: Chairman	I feel it is important to serve the community in every way possible and being on the board is just one way to help out.	Any issues that affect our neighborhood and surrounding area including community activities, deed restrictions, maintaining our public areas and being a good neighbor.

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OFFICIAL TEPOA ELECTION BALLOT November 9, 2009

Cast your vote for up to FIVE (5) people by placing an "X" in the FOR column. If you do not want to vote for a particular candidate, please mark X in the AGAINST column next to candidates name.

For more information, each candidate
Can be contacted as follows:

FOR	AGAINST	CANDIDATE	Phone	Email
<input type="checkbox"/>	<input type="checkbox"/>	Ann Pavalock	281-469-5395	jpavalock@comcast.net
<input type="checkbox"/>	<input type="checkbox"/>	Mike Ruiz	832-444-8502	bigtexasmike@hotmail.com
<input type="checkbox"/>	<input type="checkbox"/>	Rebecca Kramer	832-767-8511	reker28@yahoo.com
<input type="checkbox"/>	<input type="checkbox"/>	Ron Carter	281-469-8138	none
<input type="checkbox"/>	<input type="checkbox"/>	Wayne Francisco	281-890-3004	francisret@aol.com

Date: _____

Property Owner Signature: _____

Property Owner Printed Name: _____

Street Address: _____

Please list all lots owned:

Lot #: _____ Block #: _____

Lot #: _____ Block #: _____ (only complete if you own multiple lots)

Lot #: _____ Block #: _____ (only complete if you own multiple lots)

Lot #: _____ Block #: _____ (only complete if you own multiple lots)

Your ballot must be received by the board on or before December 1, 2009. Please mail your ballot to the address below or hand deliver it to a board member.

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