



Fellow IronOaks Homeowners,

Over the next few months there will be extensive communication regarding the new Facility and Community Enhancement Fund (FACE Fund) and the new FACE Fee which will be collected from new buyers at the close of escrow on resale homes in IronOaks. Your support will determine the future of IronOaks and we urge you to listen to all the **FACTS** before making any decisions.

This FACE Fee, which is typically called a capital improvement fee, is common in communities like IronOaks. Local active adult communities such as Sun Lakes Country Club (phase I), Cottonwood/ Palo Verde (phase II), Sun Bird, Solera, Springfield and Trilogy have collected such a fee for several years.

As a community, IronOaks must address the current and future needs for major new projects. Anticipated needs include administrative office space for our staff, renovation of the Fitness Center and the development of the vacant land south of the Oakwood Club House.

Without the FACE Fee the only option to fund these projects is by increasing the annual dues or through a Special Assessment to each member. Approval of the FACE Fee will create a new source of revenue for IronOaks. It will cost current homeowners nothing additional. The FACE Fee will result in new revenue estimated to be \$210,000 - \$270,000 every year.

The Ad Hoc FACE Fund Committee and the Ad Hoc Master Planning Committee believe well informed homeowners will overwhelmingly support the approval of the FACE Fee. They are committed to an extensive educational process that will include:

- FACE Fund e-mails addressing one or two key issues at a time.
- Quick Facts – A brief summary of the Fund
- FAQ's (Frequently Asked Questions) will provide a more extensive look at the questions that you may have. The FAQ's will be available on the IronOaks website and printed versions will be available at the Oakwood and Ironwood Club Houses.
- Community Information meetings which will include a detailed, factual presentation to homeowners and an opportunity for homeowners to ask questions. These will be scheduled during the day and in the evening to accommodate everyone's schedule.



- FACEFund@slhoa3.com email address has been set up for you to submit questions or comments at any time.

At this time most of our homeowner committee chairs, all seven members of the 2011 Board of Directors and the two recently elected members have voiced their support for the establishment of the FACE Fund. The Board is committed to ensuring the financial strength and stability of IronOaks. We currently have a healthy, well funded Reserve Fund which allows for the replacement of existing assets. We do not have a method in place to plan for the funding of new facility construction, amenity development or structural alterations to existing facilities. The FACE Fund will meet this unmet need.

In the coming weeks, you will see signs at our club houses and gates, you will receive ongoing FACE Fund e-news publications and we will hold community information meetings. This will lead up to a vote asking you to approve a revision to our CC&Rs that will support implementation of the FACE Fund and enable the HOA to collect the FACE Fee at the close of escrow when homes are sold. The ballot is targeted to be mailed in late January.

This is not a normal vote which will pass with a simple majority of the ballots received. A revision to our CC&R's requires a yes votes from 50% + one of the 4,018 voting households. That means we must have 2,010 "yes" votes to approve the FACE Fee. Not returning your ballot is the same as casting a "no" vote. WE MUST RECEIVE 2,010 YES VOTES TO APPROVE THE F.A.C.E. FUND.

We encourage your careful examination of the facts, followed by support in the coming ballot process.

Respectfully,

Charlene Petragallo
Chair, FACE Fund Ad Hoc Committee