



SUMMERLIN WEST

COMMUNITY ASSOCIATION

December 1, 2006

Dear Summerlin West Community Association Members,

We would like to bring to your attention some important information related to your community association. Please be advised of the following:

Board Members – In compliance with Article 6, Sec. 6.5.1 of the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Summerlin West Community Association, Election of Directors During Declarant Control Period, and NRS 116.31032, The Howard Hughes Corporation has exercised the Declarant rights to appoint the members of the Board of Directors during the period of Declarant Control. Your Board of Directors consists of three Declarant appointed members as follows: **Peggy Chandler, President; Robert Carroll, Secretary; Kim Haley, Director.** Brenda Grassley has been appointed Treasurer.

2007 Annual Budget Ratification – An action approved at the Annual Meeting was the formal ratification of the 2007 annual budget mailed to each of you with your annual meeting package. Enclosed is a copy of the ratified budget for your records. It is important to note that the **monthly assessment rate will remain at \$35.00**. Any questions regarding the budget should be directed to the Summerlin Community Association Management office.

Monthly Coupon Booklets – In a continuing effort to provide convenient and cost efficient member service, the Association will use monthly coupon booklets for 2006. You will be receiving your twelve-payment coupon book and further instructions in the mail in the next fourteen days. **If you have not received your coupons by December 17th, please contact our office at 791-4600.** All payments will remain due on the 1st of each month and late if not **received** in the lockbox by month's end. Members wishing to pay in advance for more than one month at a time are welcome to do so. **NOTE:** There will be a **set of gummed labels in each coupon book** for returning your **check and coupon** to the bank lockbox. (Please do not include correspondence with your payments. All correspondence should be sent to the management office). Checks mailed or hand-delivered to the management office are forwarded to the bank for deposit and posting. Failure to return the coupon and check **directly** to the bank lockbox delays the posting of your payment.

Automatic Payment Program – The association offers a program that allows you to pay your monthly assessment with an automatic withdrawal from your checking or savings account. Enclosed is information regarding how this program works and how you can enroll in this plan.

Please be reminded that the management staff for Summerlin West Community Association is located at 10000 W. Charleston, Ste. 170, Las Vegas, NV 89135. The phone number is 702-791-4600 and the fax number is 702-791-4660.

Thank you for your attention to these matters.

Sincerely,

Your Community Association Management Staff



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BOARD OF DIRECTORS MEETING SCHEDULE – 2007

FEBRUARY 13	2:00 p.m.	10000 W. Charleston, Ste. 170
MAY 8	2:00 p.m.	10000 W. Charleston, Ste. 170
AUGUST 14	2:00 p.m.	10000 W. Charleston, Ste. 170
NOVEMBER 13	2:00 p.m.	10000 W. Charleston, Ste. 170

Annual Meeting:

November 8, 2007 **6:30 p. m.** **Willows Community Center**

10000 W. Charleston is located on the northwest corner of Charleston and Hualapai. The Willows Community Center is located at 2775 Desert Marigold (next to the Willows Pool).

A unit owner has the right to: (a) Have a copy of the minutes or a summary of the minutes distributed to him upon request and upon payment to the association of the cost of making the distribution; and (b) Speak to the board of directors at the beginning of the meeting, unless the board is meeting in executive session.

Note: All dates and times are subject to change based upon the schedules of the board members. Please call 791-4600 prior to the meeting to confirm that it will take place.

Quarterly Board meetings are also noticed in Summerlines on page three.