



BENTLEY PARK HOMEOWNERS ASSOCIATION

*Associated Property Management, LLC
789 W. Lafayette Rd.
Medina, OH 44256
(330) 722-3000
(877) 575-0025*

DECEMBER 2007

ASSOCIATION PROJECTS:

Budget: The Board approved the 2008 operating Budget (attached).

Entrance Lighting: The Board has inspected the lighting and are hoping to have all the lights working by Mid-December.

Retention Basins: The Board has discussed this issue at meetings and is currently in the process of scheduling a meeting with the City of Avon in order to discuss a plan of action. As information is available we will pass it along to all residents.

Walk-Through: The Board, management company, and a member of the advisory committee performed a walk-through of the Association's common grounds. The following concerns were forwarded to Pulte Homes. We will update you on the outcome.

- Removal of Temporary Mailboxes, Electric, Flagpoles, and Storm Silt Fabric.
- Fire Hydrant's (near 83 Bench) grade needs to be addressed.
- Jaycox Entrance: Southside Pillar Cap needs repaired.

BOARD MEMBERS

President: Dean Scerbin

Vice President: Jon Small

Treasurer: Mark Majer

Please forward all questions/concerns to Associated Property Management, LLC.

1-866-575-0025

Currently the Board is working on a Bentley Park Website in order to provide our residents with another form of communication. We will continue to update everyone with our progress.



COMMITTEES

The Board is looking for volunteers to serve on the following committees:

Landscape/Pond Committee

Social Committee

If interested, please send your contact information to Associated Property Management, LLC and the Board will contact you in the **Spring of 2008**.

CONTRACTORS

We have been informed by neighboring communities that contractors (i.e. Landscapers, plumbers, etc.) have taken advantage of residents. If you have experienced problems please let us know.



REMINDERS

Rubbish Removal: Garbage should be placed either on the tree lawn or driveway no earlier than Sunday evening. Trash cans are to be placed in your garage after rubbish pick-up.

Retention Ponds: Fishing, swimming, ice-skating, etc. are not permitted.

Canine Concerns: While walking your dog through-out our community, please clean-up after your pets immediately. It is not only neighborly, it is required by the City of Avon.



MANAGEMENT COMPANY

The Association relies on the Management Company to carry out the Board's decisions and handle all communications by and between the owners, contractors, and vendors. If you have questions or concerns about the maintenance of the property, please direct the matter to the management company by phone, in writing, or by e-mail.



1-866-575-0025

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