

VICC HOMEOWNERS' ASSOCIATION, INC.

"Formally organized and officially recognized by the Brownsville City Government, November 15, 1997, as a Qualified Neighborhood Organization"

59 Waterfront VICC, Brownsville TX 78520

www.viccho.org

November 22, 2008

VICC HOMEOWNERS

Enclosed you will find a copy of the proposed covenant amendments together with a signature page.

The amendments, if approved by a majority of homeowners, will do three things:

1. Eliminate your need to pay \$26 + tax monthly for social dues;
2. Give control of the Architectural Committee to your Association rather than the Developer; and
3. Make your non profit association responsible for the charging and collection of property owner maintenance fees and the maintenance of our yards, roads, common areas, garbage collection, security, etc.

The Developer and his Community Association oppose these changes because he reaps substantial profits from the social dues and the excess of monthly maintenance fees. The Developer continues to make numerous spurious and untrue claims. For example, his latest mailing claims that if the covenants are amended, he states "THE PAR 3 GOLF COURSE ALSO WILL SUFFER BECAUSE THE CLUB WILL NOT HAVE ENOUGH FUNDS TO MAINTAIN IT PROPERLY." However, the next day we see **Notice of Public Hearings** in the newspaper telling us that the Developer has requested the City to approve a subdivision development of 113 lots for single family dwellings to be built on the Par 3 golf course. This is the same Developer who tried to rezone the 6th hole 2 years ago.

According to his past actions, the Developer does not really care about our properties OR the golf courses. He only wants the profits from the fees and maintenance overcharges and he wants to rezone so that he can sell off the golf courses for housing development.

He claims the homeowners cannot manage the maintenance, etc., but most all homeowner associations manage their own properties on a non-profit basis. Why should we pay the Developer unreasonable fees to do what we can do on a non-profit basis? We can contract out the accounting, lawn maintenance, garbage pickup, road repairs, security, etc. Your Homeowner Association is convinced that we can do a much improved job in responsiveness and quality for the same and possibly even less money than what we are paying to the Developer at this time.

We need your signature page returned to the VICC Homeowners' Association. **It must be signed by the legal owners and each signature must be notarized.** If you need help with the notary, please call 956-504-6050 and we will make every effort to provide this service to you. If your property has changed ownership please let us know so we may contact the new owners.

WE NEED YOU TO ATTEND the Planning & Zoning Commission meeting at 5:30 pm on Thursday, December 4, to protest the Developer's plans for a housing subdivision on our Par 3 golf course. The meeting will be at the City Building, 1001 E. Elizabeth, at the corner of E. Elizabeth & 10th. It is critically important to our interests in protecting the golf courses that every VICC property owner attend OR send someone who is not a VICC owner themselves to stand in your place to represent your VICC ownership rights. Please attend OR send someone to stand up for you.

If you have any questions, please call 956-504-6050, or contact any of your Directors or Officers.

Sincerely yours.....VICC-HOA Board of Directors Officers,

Jim Nelson President 542-3529	Bob Brooks Vice-President 544-2567	Richard Lowry Treasurer (918)232-5404	Molly Plitt Asst. Treasurer 546-5602	Wag Wagener 542-5714
Bob Reynolds 546-4113	Bill Towers 544-7195	Doug McKee 541-9260	Melba Brown 547-7903	Tim McCall 546-4658