

Lions Gate Homeowners Association
Management Report
February 4, 2010

JANITORIAL CONTRACT FOR CLUBHOUSE: After further discussion with L.S. York Company the Board made the decision to stay with this company. There has been some added services and also a reduction in cost.

POOL CONTRACT: The Board has decided to contract with EverClear Pool service for the upcoming 2010 Pool Season. Two companies were contacted and EverClear was substantially less expensive than the other contractor.

PP&L Electric Choose: The Management Company contacted several suppliers who were listed on the PUC website to gather information in changing the distribution company. Due to the fact that some of the service rates are different, such as the clubhouse is residential, the street lights are a SHS service and the entrance lights and gazebos are considered GS1 service. I had Direct Energy Company evaluate the saves and the following was decided. The street light which is a SHS service has an extremely low rating and it was suggested that Lions Gate should stay with PP&L because no other company would be competitive. The reason for this is that the street lights are rented off of PP&L and therefore the rate is much lower. The residential and the GS1 rated will be changed to Dominion Energy Solution at a savings of approximately 5%. This has been completed and the new distribution companies will take effect in the next billing cycle. Also, the increase for GS1 is at 16% on the generation charge only of the bill.

LETTERS TO RESIDENTS: Several letters were sent to homeowners during the past several months for violation of parking and some light post lights being out. Everyone who received a letter has complied with the request. Anyone who had Harvey or Ken replace sensors or light bulbs has sent in money to cover the cost.

FIRE HYDRANT TAX: There will be a charge of \$6.50 on your tax bill for the fire hydrants in Lions Gate. The community will not receive a bill for the fire hydrant rental tax.

WINTER REMINDERS: Just a few reminders for the winter months- All items should be removed from your driveway and walk way in order for snow removal to be completed. If any items remain and are damaged the snow contractor will not be responsible. If any damage occurs to your home the management company should be notified within 72 hours. If you are away please have someone check your home after a storm.