



February 10, 2009

Dear New Gardens at Teravista Resident,

We hope this letter finds you in good health and spirits as we enter the New Year. The purpose of this letter is two fold: To explain the responsibilities and contact information for each of the two homeowners associations that you now belong to and to also make you aware of some upcoming events and opportunities to get to know your neighbors.

As you are aware, you are a member of two homeowners associations. First, you are a member of the Gardens at Teravista, ("the Gardens") which is the association made up of only the garden homes inside the walls and fences of the Gardens section of the Teravista Community. The Gardens will have 81 homes when fully built out and is being developed by Spicewood Communities. As of this writing, there are 15 homeowners who have purchased homes within the Gardens. You have an assessment account with the Gardens at Teravista in which you pay a monthly assessment of \$122.00. That assessment fee pays for the expenses incurred by the Gardens at Teravista. The Gardens is responsible for essentially everything *inside* the gates and walls of the Gardens: the operation and maintenance costs of the gate itself, landscaping of common element, street lighting, road maintenance, insurance for common element, management and administration. The Gardens at Teravista is managed by RealManage, and the association manager is Ms. Sara Huff. If you have questions about your assessment account with the Gardens or if there is a problem with the automatic gate or the common areas inside the walls of the Gardens, you should contact RealManage at 1-866-473-4753. This number is answered 24 hours a day, seven days a week. You can also reach Ms. Huff via email at [sara.huff@realmanage.com](mailto:sara.huff@realmanage.com).

In addition, you are also a member of the Teravista Community Association ("The Master"), which is made up of *all* lots in Teravista, *including* the garden homes inside the Gardens at Teravista. The entire Teravista community will have approximately 3,100 homes when it is completely built out and is being developed by Newland Communities. As of this writing, there are approximately 1,200 homes completed in the neighborhood. You also have a monthly assessment due to The Master of \$44.00 per month. That payment is *completely* separate from your account with the Gardens and pays for expenses incurred by The Master, including landscaping, utilities, activities, maintenance of common area facilities (courts, parks, pools, trails, etc.), insurance (of common area facilities), management (on site) and administration. The Master Association is also managed by RealManage. The on site manager of the Master Association is Mr. Greg Veldman. The Master Association also has an onsite Assistant Manager, Ms. Mandy Forbis and an Activities Director, Ms. Melanie Dodds. Ms. Forbis is typically in the Teravista office M – F from 9 AM – 6 PM and Ms. Dodds is in the office on Tuesdays and Thursdays during the same hours. The Master Association is responsible for all of the common areas *outside* of the Gardens, including all of the common area landscaping, lighting, community signs, the swimming facilities, the fitness center as well as the tennis, basketball and volleyball courts. Residents with concerns regarding the common areas or facilities *outside* of the Gardens should contact Mr. Veldman or Ms Forbis at the Teravista office at (512) 310-7421 or via email at: [greg.veldman@realmanage.com](mailto:greg.veldman@realmanage.com) or [mandy.forbis@realmanage.com](mailto:mandy.forbis@realmanage.com).

One of many wonderful things about Teravista is having an Activities Director on staff to help plan resident activities. On the third Tuesday of every month, Ms. Dodds hosts an Activities Committee meeting at the Teravista Clubhouse at 6:30 PM. The group discusses and when possible, implements

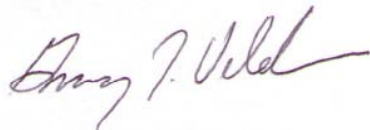
ideas for activities to be held throughout the year. So far, some of the larger events have already been placed on the calendar for 2009. They include the following:

- Casino Night - March 13 (adults ONLY)
- Easter Eggstravagnza - April 11
- Neighborhood Wide Garage Sale – May 2
- BBQ Cook off - May 23
- Patriotic Parade and Picnic - June 27

In addition to the neighborhood wide activities, Ms. Dodds will work with residents that want to start up regular group gatherings at the Residents' Club, such as the Men's Poker Group that meets on the fourth Thursday of each month. Most importantly, if you and some of your neighbors would like to start a specific group (Book Club, Bridge Club, etc.), then please contact Ms. Dodds so we can try to get that group going! Ms. Dodds can be reached at the Teravista office on Tuesdays and Thursdays or via email at [melanie.dodds@realmanage.com](mailto:melanie.dodds@realmanage.com). All information about the activities being organized by the Master Association can be found on the Teravista website, <http://www.teravistatogether.com/>. If you have not signed up to receive your user name and password for the site, please contact Assistant Manager Mandy Forbis so that she can get you set up for that site. Since we do not have a paper newsletter, it is important for everyone to use the teravistatogether site to stay on top of the activities and happenings in the community.

In closing, we would like to emphasize that we are here to serve you, so please let us know at any time if you have questions or concerns about the Gardens at Teravista or the Teravista Community Association.

Sincerely,



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