

# HUNTINGTON PALISADES PROPERTY OWNERS CORPORATION, LTD.

## NOTICE OF SPECIAL MEMBERSHIP MEETING RE: VOTING ON THE INCREASE OF THE REGULAR ASSESSMENT

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Meeting Date: December 15, 2015

Location: 801 Via de la Paz, Methodist Church

Call to Order: 6:30 p.m.

Purpose: To Vote on the Increase of the Regular Assessment

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Along with this notice, you are being provided with a ballot and voting instructions. Please carefully review and follow the voting instructions. Please remember that you must not write your name or any other identifying information on the ballot or the plain envelope.

The Board of Directors is requesting that the members vote on a proposal to increase the annual assessment for the Association members from \$215,000 in 2015 to \$550,000 in 2016 in order to provide patrol services for Huntington Palisades 24 hours a day, 365 days a year. The annual cost for the patrol services is estimated to be \$320,000. The proposed amount of the annual assessment per lot is included as an attachment hereto. The assessment increase will not take effect earlier than January 1, 2016. The reason for requesting the membership's vote on this issue is more particularly described in the enclosed FAQ.

Pursuant to *California Civil Code* §5605(b), the Board of Directors may not impose a regular assessment that is more than twenty percent (20%) greater than the regular assessment for the Association's preceding fiscal year without the approval of owners, constituting a quorum, casting a majority of the votes at a meeting or election of the Association. For the purposes of this section, quorum means more than fifty percent (50%) of the lot owners of an Association. Thus, for our Association at least 245 lot owners must return their ballot or appear in person to reach a quorum, and a majority of a quorum must vote in favor of the increase in the regular assessment for the increase to go into effect.

The Board of Directors encourages and appreciates your participation in this vote.