

November 1, 2011

Dear Members,

As you know, two of our properties were recently renovated / refurbished under challenging circumstances.

- The 4 Seasons at Desert Breezes went through drastic mold remediation and complete kitchen and bathroom renovations, including appliances. They are continuing improvements to the units with flat screen tvs in each living room.
- Ocean Landings was initially going through a general refurbishment, when they discovered that there was considerable renovation work required for the building structures.

As a Board of Directors, we requested that arrangements be made with 4 Seasons at Desert Breezes and Ocean Landings that we be allowed to make smaller payments over an extended period of time.

We build up our own reserves as a protection against significant and unexpected expenses such as these, and with careful budgeting we were able to absorb the first wave of assessments. In total, however, our Club was levied three times for these unexpected repairs (twice at Ocean Landings, once at 4 Seasons at Desert Breezes) and our reserves are not sufficient.

Despite special repayment plans and decreases in these extraordinary expenses, we need to raise these funds quickly.

We recognize that these are challenging economic times, and have therefore developed a Special Assessment plan which we believe is equitable to our members. We will bill all members \$100, due by January 31, 2012. Members who would benefit from paying in installments are invited to break their payments into two parts of \$50.

If you have any questions, please contact us at (949) 454-1570 or by email at atvclub@atvclub.com.

Sincerely,



Ralph Selway, President
Americas Travel & Vacation Club