

THE EMMONS COMPANY

June 28, 2010

To: All Members of Bridle Path Homeowners Association

Dear Homeowner:

Effective July 1, 2010, we are pleased to be appointed by the HOA Board as your new management company providing bookkeeping services to the Association. We look forward to working with you and encourage you to contact us with any billing questions or concerns. Office hours are Monday through Friday from 8:30 a.m. to 5:30 p.m. Contact information for the team serving your account is shown below. Our team is here to help you. For routine payment and billing questions, please contact Kat Padilla; for other questions, please call Pam Zegers or me. We can be reached during normal business hours at the numbers shown at the bottom of the page or via e-mail.

Association Manager
Customer Service Rep.
Bookkeeper

Kathy Emmons
Pam Zegers
Kat Padilla

kemmons@emmonsco.net
pzegers@emmonsco.net
kpadilla@emmonsco.net

Your HOA continues to be self managed for issues concerning CC&Rs, common area service requests, etc. Contact information for these issues may be found on the Association's web site, www.bp-hoa.org. Card keys, restroom and Challenger Park keys may be obtained by calling homeowner Esther Mead at 805/581-0029.

Please note that your monthly dues payments should now be mailed to the address shown below. Telesis provided us with a listing of all account balances as of June 24, 2010 including credit balances. If you mailed your dues to Telesis about that time and your statement balance does not reflect your payment, we have asked Telesis to forward your check to our office so that we can credit your account. If you have not yet mailed your dues check, please send it to our office. Either way we will make sure your payment is posted to your account.

In order to improve service to Bridle Path homeowners, you will receive a billing statement each month along with the monthly newsletter. Feel free to discard any unused payment coupons since they will no longer be necessary.

For your convenience we also offer an Automated Payment program whereby your dues are automatically transferred to us by your bank on the 5th day of the month. To enroll in this program, please complete the Authorization Agreement enclosed, and return it to our office, along with a voided check. We will take care of the rest. **For anyone using on-line bill payment through your bank, please be sure to update the mailing address to reflect the address below effective July 1st.**

In addition, we'd like our homeowner database to reflect correct information for all owner(s) of record so please take the opportunity to make any necessary corrections and/or additions on the July billing statement. We look forward to serving you. Please feel free to contact us if you have any questions.

Sincerely,

Kathy Emmons
Association Manager
Bridle Path Homeowners Association

P.O. Box 5098
One Boardwalk, Suite 102, Thousand Oaks, CA 91359
805/413-1170 FAX 805/413-1190
Please visit our web site at www.emmonsco.net

THE EMMONS COMPANY

ONE LESS THING FOR HOMEOWNERS TO WORRY ABOUT.....

INTRODUCING THE EMMONS COMPANY'S MONTHLY AUTOMATED PAYMENT (MAP) PROGRAM

With The Emmons Company's free Monthly Automated Payment (MAP) program, you no longer have to worry about paying your association dues on time. We do it for you.

With MAP, there are no checks to write, no stamps to lick, no envelopes to mail, and you will avoid paying a late fee. And in addition to saving you time and money, MAP gives you peace of mind because you don't have to worry about your association dues being lost in the mail or delivered late. Each month, your Monthly Automated Payment will be recorded on your bank statement.

The Emmons Company's MAP works like this: On the 5th date of each month the exact amount of your association dues payment will be electronically transferred to us by your bank. There is nothing more to it.

To enroll in The Emmons Company's MAP program, please fill out the form on the back, enclose a VOIDED CHECK and return it to:

The Emmons Company
P.O. Box 5098
Thousand Oaks, CA 91359

You will receive a postcard confirming the month your payment will begin and each month you will continue to receive a statement for your records.

Sincerely,

Kathleen McCusker
Accounting Manager

AUTHORIZATION AGREEMENT FOR MONTHLY AUTOMATED PAYMENT SERVICE

Association Name

I (we) hereby authorize _____, hereinafter called
 (Association Name)

ASSOCIATION, to initiate debit entries to my (our) Checking/Savings Account indicated below and the depository institution (Bank) named below, hereinafter called DEPOSITORY, to debit the same to such account.

Bank Name	Branch	
City	State	Zip Code
Transit/ABA Number	Account Number	

This authority is to remain in full force and effect until ASSOCIATION has received written notification from me (or either of us) of its termination in such time and in such manner as to afford ASSOCIATION and DEPOSITORY a reasonable opportunity to act on it.

Name(s) (Please Print)	Property Street Address	
Date	Signature	Signature