



3 Canyons Ranch

MASTER HOMEOWNERS ASSOCIATION

Post Office Box 40790 Tucson, Arizona 85717

Phone: 520-795-6500 Fax: 520-795-6501

Online at www.stratfordmanagement.org

April 3, 2006

Dear 3 Canyons Ranch Owner:

On behalf of your Board of Directors and Stratford Management, it is our pleasure to announce that the Board has selected our company to provide the 3 Canyons Ranch community with professional management services. We are very excited about having the opportunity to serve your community, and we will do everything possible to answer your questions and address the needs of your homeowners association.

As part of the transition, correspondence, assessment payments, Master Design Committee submittals, and general questions should now be directed to our office. We look forward to working with the Board and making a smooth transition in management; additional information regarding our company and management team will be distributed in your next community newsletter, which we hope to mail to you following the next regular meeting of the Board.

To make this transition successful, we need your help! As a nonprofit corporation, your Association should have a file for every piece of property within 3 Canyons Ranch. Part of our responsibility as your new management representative is to establish records that meet legal requirements and support the proper administration of your Association's business. To date, complete records, including copies of deeds, have not been established. This creates problems in accurately tracking resale and ownership transactions within the community. Therefore, the Board is asking for each property owner to kindly provide us with a copy of the deed for each lot they own within 3 Canyons Ranch. Without your support in ***providing copies of deed(s), it will cost the Association over \$3,100 to have a title company research and produce these documents.*** We hope that we will not have to use assessment monies for such an endeavor, so any assistance you or your title company can offer by **April 28, 2006** will be most welcome.

The Board and Stratford Management greatly appreciate your patience and cooperation during this transition process. It is our sincere hope that, in working with you, we will provide the services and the continuity that will protect and increase your property values as well as contribute to your continued enjoyment of the 3 Canyons Ranch community.

Should you have any questions concerning this transition, please do not hesitate to contact any of the following individuals:

Joseph O'Hagin, Director of Association Services	extension 17	josepho@stratfordmanagement.org
Kristen Calloway, Administrative Assistant	extension 21	kristenc@stratfordmanagement.org
Vickie Pizzata, Accountant	extension 37	vpizzata@stratfordmanagement.org

You also are more than welcome to call me at extension 12, or email me at lkrambeal@stratfordmanagement.org. Thank you!

Best regards,

Les Krambeal, General Manager
Stratford Management
for the 3 Canyons Ranch Master Association