

February 18, 2015

Dear Members,

The latest community meeting held on Friday, February 13, 2015 was well attended and included a presentation which has been posted to the Association's website, <http://www.kensingtonmaster.com>, in the "Documents" section. The presentation includes the latest status of the Lake Bank Stabilization project and several slides explaining the four financing options for paying the Supplemental Assessment. We have received many positive comments about the information contained in the presentation so for those that were unable to attend, please take a moment to review the slides. In addition to the presentation, all the e-mail blasts the Board has sent out over the last several months concerning the Lake Bank Stabilization project have been added to the website. Within the next couple of weeks the KPMA website will also carry an update on the progress work being done on the lake banks (updated weekly) starting with Lake 12 by the Hamlets and Lancaster II.

The Board will be officially levying the Supplemental Assessment at the board meeting tomorrow, Thursday, February 19, 2015. The Board will vote to approve the motion for the assessment which will put that action in the minutes of the meeting and make it a permanent record of the Board's activities. This will also become the date the governmental agencies and real estate agents use to inform buyers and sellers of the assessment.

Finally, the vote by the community to authorize the Board to borrow up to \$3.5 million in support of the Lake Bank Stabilization financing options will take place on Friday, February 27, 2015 at 10:00 AM at the Club House. If you are unable to attend to personally place your vote, please return your proxy ballot via mail, fax or e-mail prior to the meeting. Do not forget to either designate Larry Beard or someone else of your choice that will be present at the meeting to place your vote for you. The line of credit is necessary to provide multiple options for KPMA members to pay the assessment. The cost of the credit is largely borne by those who choose the 20 quarter payment option. KPMA will only borrow the money necessary to cover those who choose a 2 or 20 quarter payment option.

The Board has strived to give individual homeowners an alternative to a single payment at one time and has consistently acted to provide as much flexibility to the plan as is feasible. Without approval of this borrowing, KPMA will be unable to offer the two-payment plan or the 20 quarter payment plan. **The KPMA Board unanimously recommends that individual members vote to approve this borrowing.**

Thank you for your continued support of the Kensington Community.

Best Regards,

Your KPMA Board of Directors