

Welcome to Firestone Farms. By this letter, I hope to provide you with information regarding your move into the community.

You will become a member of the Firestone Farms Homeowners Association. During the development phase, the Board of Directors is made up of members of my family. Upon completion of the project, a board made up of members of the community will take over. Please refer to the HOA website for important information about the community >> firestonefarmshoa.com. The board is responsible for maintaining community standards as outlined in legal declarations filed at the county courthouse, and as printed on our website. Each resident must submit building and landscaping plans and modifications prior to construction. Please email these to our corporate office at info@efccfamily.com. We will do our best to give you prompt responses to your requests. Our office phone number is 330-549-2165, option 7.

The budget and expenses are managed by what we call the Steering Committee. It is made up of volunteers from the community who determine priorities and budget for necessary expenses. The community pool is the biggest expense to manage. Over the years, we have worked together to correct deficiencies in the community center building and pool. This year's project is a major renovation of the landscaping at the community center, in the islands, and with the community signs. With their careful management of homeowners' funds, we now have healthy reserves and a solid balance sheet. Current financial information about the Homeowners Association is attached.

Bob Pasko from Community Management Group, Inc. manages our association and finances. His address is PO Box 779, Wexford, PA 15090; phone number is 724-625-8095; and email is PaskoR@cmg.com.

You will pay quarterly dues to the Homeowners Association in the amount of \$218.70 per quarter - \$180 for association expenses and \$38.70 for garbage collection with one container. Each additional container is \$30 per quarter. When you need service, email our office and it can be arranged.

The community center and pool are accessed by a fob system, which opens the doors. Each new member receives two (2) fobs at no cost. To receive your fobs, email or call our office.

Electricity, water, and sewer are provided by the city of Columbiana. Their website is columbianaohio.gov; phone 330-482-2173; email info@columbianaohio.gov.

All American Energy Cooperative supplies natural gas to the community. Their address is PO Box 1190, Marietta, OH 45750.

FIRESTONE FARMS

Tom Mackall