

IMPORTANT NOTICE PLEASE READ

October 28, 2009

To All Homeowners within Taskers View, Section 3B

Re: Private Streetlight System



The Board of Directors for the Taskers Chance Homes Corporation (Association) would like to notify all homeowners within the new townhouse section of Taskers Chance, Taskers View Section 3B, of a serious issue regarding the streetlights in this section of the community.

Many homeowners are already aware that, until Taskers View - Section 3B was constructed, all street lights within the Taskers Chance community have been Frederick City owned and maintained lights - in accordance with the original, approved lighting plan for Taskers Chance. The cost for the maintenance and electricity of the City owned lights is borne by the City of Frederick.

As has been discussed at several Board Meetings, the Developer of this townhouse section, Pleasants Development, revised the lighting plan for Section 3B and had Allegheny Power install private streetlights without the knowledge of the Association. According to the revised lighting plan for Section 3B, the electricity for the Allegheny Power installed lights would then become the responsibility of the homeowners of Taskers Chance, Section 3B.

The Association's attorney has researched this issue and is investigating the various options the Association can pursue against the Developer and the City of Frederick. In the attorney's opinion, Frederick City should not have approved Pleasant's revised lighting plan for the installation of private streetlights in Section 3B. These lights do not conform with the rest of the community nor with the City's standards. The attorney has scheduled a hearing before the Streets and Sanitation Committee to request that the City reimburse the Association for the past and future costs associated with these streetlights. This issue should be of great concern to all homeowners within Section 3B of Taskers Chance. If the Association is not successful in getting the City to pay the costs related to the operation and maintenance of these streetlights, the homeowners within Section 3B will bear these expenses. This cost may be as much as \$10,000 annually.

All interested homeowners are encouraged to attend the scheduled Streets and Sanitation Committee hearing on Tuesday, November 17, 2009 at 9:00 a.m. in room 212 at City Hall. If you are unable to attend the hearing, please express your concerns in writing to the Chairman of the Streets and Sanitation Committee, Alderman Paul Smith, City of Frederick, 101 N. Court Street, Frederick Md. 21701 or e-mail to psmith@cityoffrederick.com. You can also contact Alderman Marcia Hall by e-mail to mhall@cityoffrederick.com and the Mayor's office at dfolden@cityoffrederick.com. Please send the Association copies of all correspondence directed to the City.

The Board needs the support of all homeowners to get the City of Frederick to take action to resolve this issue.

The Board of Directors,
Taskers Chance Homes Corporation