

January 9, 2008

NorthStar Home Owner's Association  
Breckenridge, CO

To Whom It May Concern:

It has come to my attention that there is a meeting scheduled for this evening regarding issues related to blocking of driveways with snow by the snow plow contractors.

First, the short notice (less than one day) for this meeting is totally unacceptable. You are supposed to be representing the homeowners in the community – and that means all homeowners, even those who may not agree with the HOA officers. I would have liked to have attended this meeting to represent my interests, but on such short notice, there is no way for me to attend.

Second, Bethanny Crouse had submitted a letter (which I assume prompted this meeting) on behalf of *many* of the homeowners in our community. My name was on that letter and I firmly support what she conveyed in that letter. I have heard through the grapevine that it is the opinion of one or more of the HOA officers that this letter only represented the opinion of Ms. Crouse. That is not the case, and quite frankly I believe it is unprofessional to make that assumption. There are other names at the bottom of that letter.

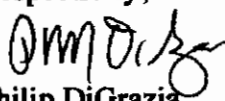
Third, and most important, this is a real issue. Not just a passing gripe. True, I have made the choice to clear my own driveway of snow, and I readily accept the inconvenience and responsibility that comes with that. But we are talking about a safety issue, not an issue of inconvenience. I have a family. If there were to be an emergency in our home and our driveway was blocked with a three-foot berm of snow, how could I get my family to safety? The answer is I couldn't. I am willing to take whatever Mother Nature can throw my way, but I am not willing to accept what the snow plow delivers.

If you choose to ignore this concern, it will only be a matter of time before something serious happens. If the HOA is willing to roll the dice, so be it. But let this letter serve as notice that I would hold the HOA completely responsible in the event that something bad were to happen.

I hope that we can come up with a solution that works for everyone, without compromising the safety of the community.

Please read this letter aloud at the meeting. I would like to have my opinion heard.

Respectfully,

  
Philip DiGrazia  
96 Hamilton Lane