



DEVELOPMENT CONSTRUCTION COMPLETION AND CLOSE-OUT

To All AMC Homeowners:

We wanted to provide you with a brief update on the status of resolution of outstanding construction issues in our development with Marrano.

The AMC Board has been engaged in productive, ongoing dialog with representatives of Marrano for several months, beginning late last summer. Those discussions have led to resolution / agreement on many outstanding issues related to completion of landscaping for the nature path, and upland plantings behind the homes on Millstone Drive and elsewhere. In addition, we have reached agreement on the correction of several common area drainage issues; Marrano has agreed to complete the remaining items on our list this coming spring.

There remain a few other open issues where discussions are continuing, including: the removal of accumulated silt and sediment, and restoration of the retention pond which was significantly silted in from several major runoff events during construction; repair of uneven road "cuts" made to add storm water receivers on Aurora Mills and Creekstone Drives; and the lowering of an elevated manhole on the Aurora Mills Drive cul-de-sac. Marrano has been made aware that the Board considers these issues their responsibility, and our discussions continue.

Marrano has agreed to meet with the Board to discuss these issues, but they were unavailable to attend our last (January 29th) Board meeting. We anticipate meeting with them in the next month or so and we will report to you as discussions progress.