

NOLAN MANAGEMENT COMPANY, INC.

10830 N Central Expressway #210 † Dallas, Texas 75231 † (214)824-1500 † Nolanmanagement@sbcglobal.net

September 5, 2017

«Fname» «Lname»

«Address1»

«Address2»

«City», «State» «Zip1»

Re: Westchase Cable Service Termination

Dear «Salutation». «Lname»;

After careful consideration and cost/ expense review, the Board of Directors decided to terminate the bulk cable service to the residents of Westchase. It was not an easy decision. Cable rates were going up each year and were costing the HOA ~\$24K a year, money that is needed elsewhere with deferred maintenance to the property. Landscaping repairs/ improvements, exterior painting, perimeter fence repairs and pool shell repairs to name just a few of the items that will need funding in the very near future.

The bulk service is set to terminate in the first week or two of October 2017.

Spectrum/ Time Warner will send letters to each owner/ resident for individual cable/ bundled services available in the area. Please contact the Spectrum directly for more information on the offerings from Spectrum. You also have other options listed below.

Other TV Reception Options Currently Available in Dallas:

Continue to subscribe to TWC Cable service: As mentioned above. Many options and upgrade packages are available. Contact the representative above for more information.

Connect to a simple in-home TV antenna: This option, using a small digital antenna (21st Century version of ‘rabbit ears’) or installing your own antenna on the roof, provides free service to the local major TV channels and dozens of other channels, including many in other languages. A DIY antenna you can mount in your home costs about \$20 to \$60.

Subscribe to ATT Uverse: This is similar to TWC in that the signal comes in over existing wires to your home. Costs and channels are similar to TWC. (Both provide basic local service, both have upgrade packages for movie, sports and specialty channels and offer ‘bundles’ to include phone and internet service).

Subscribe to Satellite/Dish TV: Like ATT Uverse and TWC Cable, many options and packages are available for TV by Satellite such as DirectTV and Dish Network.

Internet Streaming Services: Apple TV, Amazon, Roku, Yahoo, Netflix, Hulu are just a few of the services out there. You can view shows on your computer, TV or hand held device like a phone or tablet.

These Internet services have some drawbacks and some advantages. They can be very inexpensive, but one drawback is that they do not all provide live broadcast TV from CBS, NBC, ABC, FOX or other primary broadcasters. This is changing, but it is taking time.

The following provide good information on the changing world of TV:

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daveramsey.com/blog/9-cost-effective-alternatives-to-cable

disablemycable.com

tomsguide.com/us/cord-cutting-guide,news-17928.html

groundedreason.com/cable-tv-alternatives/

Attached you will find a copy of the HOA board approved Cable/ Satellite waiver which will be required of owners installing one or the other service devices of your choosing. As installation affects the common areas (exterior of the property such as the roof) it is important that this waiver is on file with the HOA prior to installation. A copy should be provided to your installer so they can comply with its provisions.

We hope this gives you enough time to make an informed decision about your entertainment viewing needs. Again, it was with great consideration that the Board of Directors made this decision.

OTHER REMINDERS:

POOL – In the heat of the summer, there is no one who does not enjoy some time in the pool. However, there has been a growing problem of noise and trash at the pool. This is a small community pool with many homes surrounding it. Rules are posted and can be found on the HOA's website: www.westchaseassociation.com. A few of the rules:

- Please keep in mind the noise level especially children when at the pool.
- The number of guests is limited and that is 4 guest per home.
- No animals allowed in the swimming pool! This is a health issue and the City of Dallas can shut down the pool and fine the HOA heavily for this kind of activity.
- Please clean up the pool area after you/ your guests enjoy swimming.
- If you lease your home, please inform your tenants of the rules. Owners can be fined for the actions of their tenants when in violation of the HOA's governing documents.

PET RULES

- Please leash your pets when in the common areas of Westchase
- Please clean up your pet's fecal waste when walking your dog outside; there are messes everywhere and ending up on resident's shoes!

Sincerely,

Peggy Mann, Nolan Management Company, Inc.
As Agent to Westchase Association