

November 17, 2003

**Runaway Bay Transition Advisory Committee
318 Acres Court
Lynch Station, VA 24571**

Dear Runaway Bay Property Owners:

The property at Runaway Bay is well over 90% sold, so it is just a matter of time before we will be approached by River Oaks Investment Company to take over the Runaway Bay Homeowners Association. On November 1, 2003, a group of Runaway Bay residents and property owners met to begin discussing and planning for taking over the Association from River Oaks.

Those who attended the meeting believe that it is in the property owners' best interest to begin communicating with River Oaks and to begin taking over some of the functions of the Association as soon as possible. Several speakers from other homeowner associations and community associations provided valuable information and insight to the challenges that lay ahead for us in taking over the Homeowners Association from the developer. Consequently, a Transition Advisory Committee was established. The Committee will soon begin communicating with River Oaks.

Once the property owners have complete control over the Association, a permanent Board of Directors will be elected by the property owners and the appropriate Committees will be established.

A few of the many action items the Transition Advisory Committee must address soon are:

- . Acquire services of a qualified attorney to work with us in pre-transition negotiations
- . Develop pre-transition funding requirements
 - Identify and explore feasible sources of funding
 - Identify transition expenses
- . Inquire as to possible pro-bono support from property owners
- . Determine extent to which River Oaks will allow our participation in board meetings
- . Determine River Oaks willingness to transfer some functions to the property owners prior to full transition e.g., Architectural Review Committee

A web site for the association has been established: www.runawaybayhoa.org. Please visit the web site for information on the Association and to sign up for mailings.

The Transition Advisory Committee solicits your support and suggestions. You may communicate with the Transition Advisory Committee through the web site by sending email to: transition@runawaybay.org.

Below I have listed the Transition Advisory Committee members and their positions.

Roger L. Winters, President

Mike Lobue, Vice President

Jim Slagle, Webmaster and nonresident property owner representative

Karen Bragg, Secretary

Jane Long, Treasurer

Sincerely,

Roger L. Winters
President, Transition Advisory Committee