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July 17, 2009

The Members of the
Prairie Fields Homeowners Association

Re: Prairie Fields Homeowners Association

Dear Homeowners:

I am the attorney for the developers of Prairie Fields Subdivisions, Savoy, Illinois. To date, we have successively platted and sold lots in twelve phases of Prairie Fields Subdivisions. At the beginning of the project, I filed Articles of Incorporation to create an Illinois not for profit corporation by name of Prairie Fields Homeowners Association to serve as the Homeowners Association for Prairie Fields Subdivisions. This not for profit corporation has been in existence since December 30, 1996; I attach a copy of the Articles with this letter for your reference. Until such time as the developer was prepared to turn over control of the Association to you, the members, we have each year asked three principals of the developers to serve as directors of this Association until such time as the Association control was transferred to lot owners. This past year, those individuals serving as directors were Randy Peifer, William Peifer, and Steve Meid.

In past years, all mowing and maintenance expenses for the common areas have been borne solely by the developers. To date, no lot owner has been asked to pay his or her pro-rata share of these expenses. Last year, the developer asked that we start the process to prepare for turnover of the Association to the homeowners. To that end, the directors of the Association appointed a committee to work through the transition issues. The original committee was composed of Bill Vavrik, Nick Brian and Bill Peifer. Nick Brian resigned, and the directors appointed Robert DeAtley to fill his position on the committee. A copy of the resolution authorizing the establishment of such committee and the appointment of these members is attached for your consideration as well.

I was recently informed that some lot owners have questioned the right of the developer to create an Association and to assess dues, which obligations were clearly detailed in the Owner's Certificate and Restrictive Covenants recorded with the Plat of Subdivision for each phase of Prairie Fields Subdivisions. The Restrictive Covenants were noted as exceptions to title on each title commitment issued with either the first sale of a lot in Prairie Fields Subdivisions. The existence of the restrictive covenants was never hidden by the developer; quite the contrary, the restrictive

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covenants were matter of public record, available for not just the lot owners in Prairie Fields subdivision to review, but the general public as well.

I am further advised that the Association has determined that it is in the best interest of the Association to engage Mr. Harold Adams of Meyer Capel law firm to represent the Association on a go-forward basis. I support this choice, and will work with Harold as needed to turn over control of this Association to the members.

Thank you for your time and consideration.

Sincerely,

LIETZ BANNER FORD LLP

By: _____


Kelly E. Ford

KEF/kar

cc. Randy Peifer
William Peifer
Steve Meid