

**Townhomes of West Lake Community Association, Inc.**  
**4131 Gunn Highway**  
**Tampa, FL 33618**  
**(813) 936-4139**

October 23, 2018

Dear Townhomes of West Lake Homeowner:

The Board of Directors has been working extremely hard to continually improve the management and services provided to the community. With this objective in mind, we have selected a new management company with the transition effective November 1, 2018. The Board decided to terminate our contract with Rizzetta & Company, and we have selected Greenacre Properties, Inc. (GPI) to become our new Community Association Management Company.

The Board invested considerable time to research, interview, review contracts and offerings. Based on our research and interviews, we strongly believe Greenacre is better suited to meet your needs as well as ours. Greenacre brings a wealth of community management experience. They have superior technological systems and services. They are known throughout the area for their accuracy in accounting and collections practices, as well as attention to detail on property inspections and violations. Even their administrative assistants have Community Association Management (CAM) licenses, so whomever you interact with at Greenacre, will respond to you appropriately and timely. Greenacre is known for the quality of the communities they supervise. They are a family-owned company and have been in business for over 40 years.

The entire Board has devoted countless hours working to better our community. We have been focused on what is best for this community in every business decision we have made and will continue to operate this way. We believe our selection of Greenacre will allow us to do more of what a Board should do and less of what a community management company should be doing and gets paid to do. We truly believe that we are embarking on a very long-term partnership with a Management Company that will understand the objectives of your community and support the Board in upholding the very high standards we have always sought for our community.

In closing, we want to set a very real expectation to make sure everyone understands there may be some bumps as we transition to Greenacre. They will be securing all records from Rizzetta & Company. If any record or information they receive conflicts with what you believe the status to be, we assure you Greenacre will work with you as needed to get everything corrected. So, we thank you in advance for your patience.

Board of Directors  
Townhomes of West Lake Community Association, Inc.