

Fellow L'Esprit Property Owners:

It's with utmost urgency that I'm running for an LPOA board seat and will greatly appreciate your support. ***Multiple new lawsuits are damaging L'Esprit's reputation and threatening our property values (ask realtors).*** I served on the board during 2011-12 and have professional association management experience. Our HOA is in serious disarray, yet it can be fixed with this election.

LPOA must focus on priorities, not pet projects. For example, the 20+/- miles of bridle path (BP) easements are L'Esprit's main amenity, responsibility and liability risk, even though most property owners don't ride. ***All of these BP easements need to immediately be reviewed by an independent trail riding expert to determine safe use by casual horseback riders.*** Of late, there instead have been very costly and questionable repairs on small sections, primarily in one area of L'Esprit.

According to LPOA's president, ***two board members recently attempted, without board consent, to spend thousands of dollars*** for heavy equipment clearing on the BP, but part of which included non-easement property. ***One such board member was appointed, not elected by property owners, and she now expects your votes.*** She and two other candidates are actively supported by a very vocal group who constantly insult good neighbors and dedicated volunteers, which is so unfortunate.

Related, ***non-easement personal property throughout L'Esprit is routinely being accessed, maintained and promoted as BP.*** Last year, heavy equipment clearing occurred without properly notifying all affected owners, and this included non-easement personal property. One courageous owner stood in front of this large equipment to temporarily halt the destruction of trees and other natural growth that weren't located within the legal easement boundaries.

Last, please be aware of another troubling BP situation – my wife and I voluntarily allowed rider access for years onto non-easement sections of our property, but we prudently closed them in early 2021 because of erosion and other significant safety concerns. On April 7, 2022, ***I received an unsolicited opinion, without board approval, from this same appointed board member*** which states, "Being as familiar as I am with that area and easements. I believe that the closure is a violation of Ky Real Estate Law regarding Prescriptive Easements." A majority of board members, including a licensed realtor, assured me that we aren't committing any violation, and that her statement was highly inappropriate.

Although we're running separate campaigns, I'm confident that David Poff, John Bovenzi and I can quickly get LPOA back on track. If we're privileged to be elected, all 20+/- miles of BP easements finally will be reviewed for safety. Property owners with those easements will be engaged throughout the process. Results from this comprehensive review will be shared with all LPOA members, and a plan will be implemented to further protect both riders and horses.

Thanks, and please call because I value your thoughts and recommendations about the BP!

John Underwood (502-262-8612)