



Good afternoon MADWA association members,

Back in October the board had brought to everyone's attention that we were considering switching management companies when our contract was up. Omega came to us with our renewal and had put another increase for their service.

Our association has found over the last couple years that Omega was not giving the level of service we had gotten when we first signed on with them. We also have had 3 property managers in the last 3 years, and Omega themselves have had a lot of change over in several positions making it more challenging for the board to effectively support our association without community management consistency.

We have found ourselves finding new vendors and negotiating our own contracts, which is fine, but why should we pay for a service we are not getting?

For these reasons and for financial gain for the association we are going to move to Row Cal Property Management starting April 1<sup>st</sup>. Row Cal is a local based company and is better suited for small associations. They carry a 4.8 star rating in Google reviews versus Omega's 2.6 star. Bob Cavello has checked out references for Row Cal from other homeowner associations and all references came back positive.

Row Cal will help us in the areas we need help, Finance & Administration and will keep the costs down (they will be ½ of what we currently pay).

When I came to all of you members I said I would look at how to get the most for your hard earned dollars. I know this is not fun to change but we need to make the switch.

With this cost savings my goal is to use the extra money to help finish some cosmetic things we still need in our aging exterior as well as add more funds to our reserve account. Then hopefully my goal before my term is up is to be able to lower monthly dues going into 2022.

Please watch for emails and mail outs coming in the next few weeks from Row Cal on setup in billing and paying your monthly dues.

We will continue to communicate transition information and schedules throughout February and March. The effective date of our new management company is April 1.

Thank you for your continued trust and support,

Greg