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June 3, 2009

Dear Shumway Owners,

We are pleased to announce to that your Association Board has hired our company, Madrona Real Estate Services, LLC to be the new Shumway Condominium association management company effective **July 1, 2009**. Madrona Real Estate Services, LLC is a licensed property manager, specializing in both residential/condominium homeowner associations and commercial property management. Our strength as an organization lies in our expert knowledge of maintenance, budgeting, construction details, and ability to set up accurate reserve for replacement schedules.

As with EMB Management, you will be charged for homeowner's dues on a monthly basis. New coupon books have been ordered beginning with your July payment and will be mailed directly to you. Coupon books have been ordered for everyone as a default, however, you may choose to pay your monthly dues using our ACH direct payments. Enclosed please find an ACH Authorization form. If you choose to take advantage of this service please fill out the enclosed form and attach a voided check. If you would like to have your July payment drawn via ACH please return by June 30, 2009. If you choose to pay with a check or a billpayer service please remit your monthly dues directly to our office at the following address:

Shumway Condominiums
c/o Madrona Real Estate Services, LLC
1320 East Pike Street
Seattle, WA 98122

In addition to the ACH form, enclosed please find a contact sheet for you to complete and return at your earliest convenience to insure we have the most updated contact information for each unit.

As some of you may be aware, Madrona Real Estate Services, LLC will be serving as the project manager for the sprinkler replacement project beginning June 15, 2009. Mike Todd of Madrona Real Estate Services, LLC will be coordinating this project. Please expect a detailed letter regarding this project in the coming days.

Your assigned property manager is Maria Spano; she can be reached by phone at (206) 623-7662 x108 or email at MariaS@MadronaRealEstate.com. Should you need to get a hold of Madrona Real Estate Services, LLC for an after hours emergency; we have a 24-hour pager available. Please dial (206) 623-7662 x222 and our on call manager will call you back.

Again, we are very pleased to welcome the Shumway Condominiums to our management company. If you have any questions about the transition, or about your property, please do not hesitate to contact us.

Sincerely,

Madrona Real Estate Services, LLC Team