

Rykon Summer 2011 Updates:

With fall upon us, it's hard to imagine that summer is now over. Especially with a cold spring and late start, it sure has not been a typical Okanagan summer. Likewise, this has not been a typical summer for us at Rykon. Often a slower time but not this year. So we have put together this letter for the residents of Sonoma as an overview and update on a number of projects we have been working on these past few weeks.

Sonoma BBQ;

On July 15th, Rykon hosted a resident appreciation BBQ. It was a perfect summer day with over 175 residents attending who got a firsthand taste of the culinary and grilling skills of NINETEEN's very own Neil J. Martens (Two Eagles Golf Course Restaurant).

We heard many residents did not know about the BBQ. The invitation was sent by e-mail through APM (Sonoma Property Manger). If you did not receive an invite, please ensure your e-mail is updated with APM.



Neil Family and Grandkids

Front Entrance Improvements

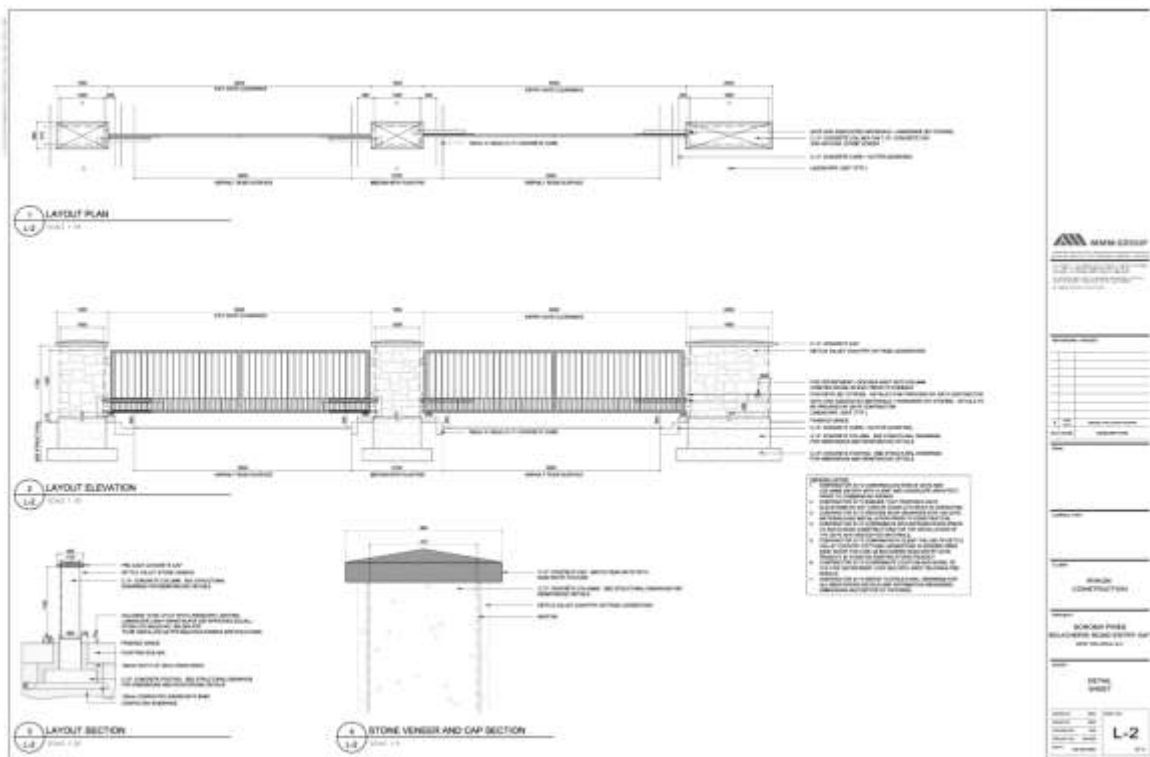
This past summer with input from the SPHOM, Carrington Road Holdings made a number of improvements to the front entrance. All the fence panels that were showing signs of weathering were repainted. The lighting capacity on the first six street lights when you turn off Carrington were increased by 25%, and the trees adjacent to these lights were pruned back. These minor adjustments have made a significant improvement to the overall lighting in this area.

An additional financial contribution, beyond the regular vacant lot fees, was made to increase the annuals in the front oval and Entrance Boulevard.



Boucherie Gates

The lower gates, which will be for Sonoma residents only is now underway and is scheduled to be finished later this fall. The wiring is complete, the gates are ordered, and construction on the concrete pillars is about to begin. Once the gates are operational, a group of Sonoma Volunteers will be needed to help in the programming of the residents existing garage door remotes. More updates will be forth coming as construction completes. Please see attached drawing of gate.



Phase 7 Update;

Phase 7 – One door, One floor is now complete. Currently, only 4 homes remain unsold out of the 18 built. This fall unit 7.06 (Alameda plan) will be set up as a show home.

Sales Center & Show Home:

Construction on Rykon's new Show Homes, Sales & Design Center as well as construction offices began in early August. The new complex is located on Candalera Place adjacent to the golf course (just below Phase 7). This spring (2102) Rykon will be moving offices from its current location on Alvarado Trail.

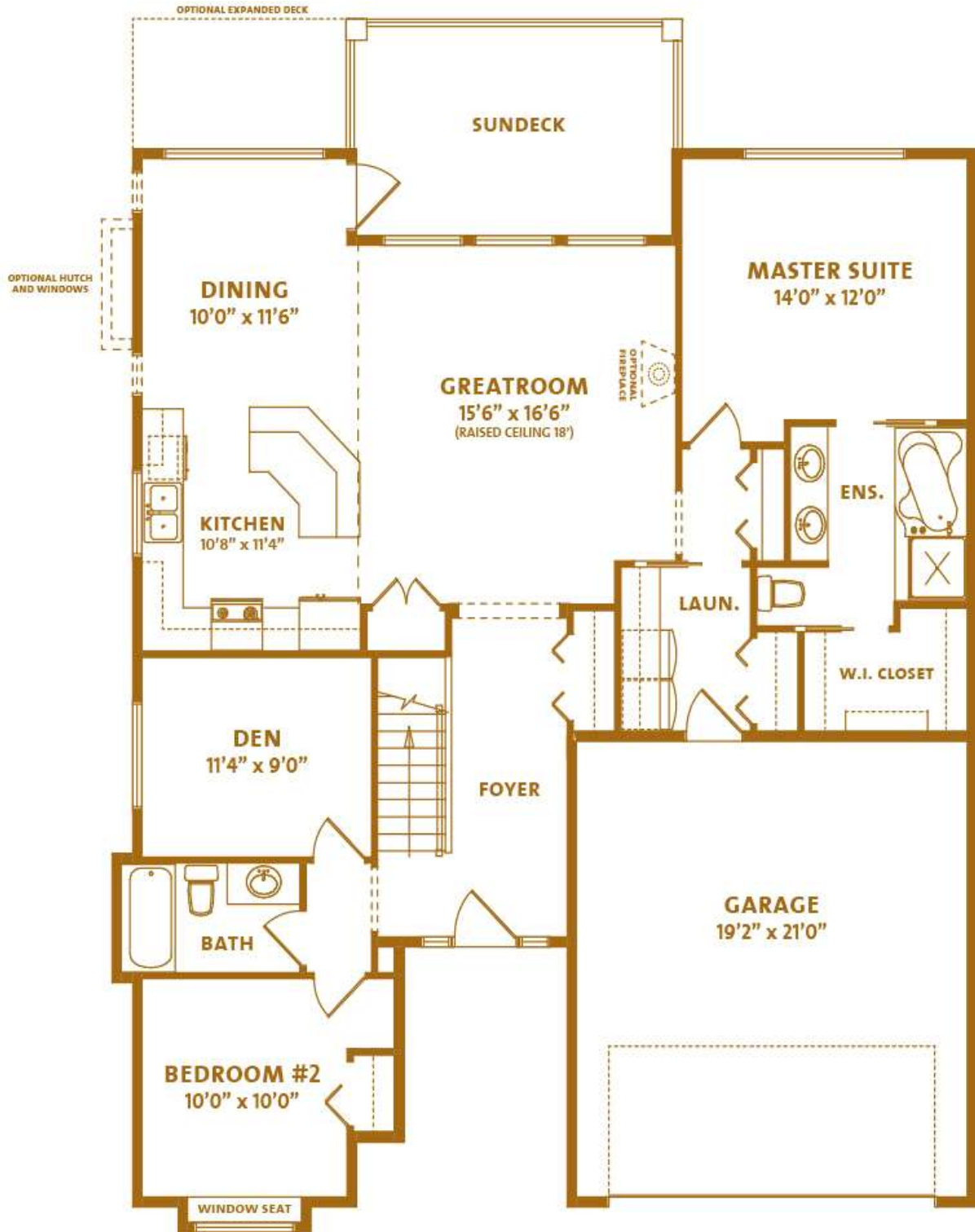
The new show homes will be host to 4 new building designs. The new luxury San Marco (1431 sq ft 2 bedroom and den) will replace the Del Monaco Plan. The Tucson will replace the current Tahoe Plan, and the Alameda and Miranda plans have been slightly increased patios and square footage.

We have include the layout of the San Marco (1,431 sq ft - 622 sq ft garage).

Phase 8C

With only 12 homes remaining in phase 8B, construction will begin this fall on 8C. An additional 30 home sites will be added. These home sites will be the location for our new and updated plans (San Marco, Tucson, Alameda, and Miranada).

Please drop by the Sales Office and have a preview of these fantastic new plans.



San Marco 1,431 SQ.Ft.

SP In House Re-Sale Program for our Friends and Neighbors

Sonoma Pines and Century 21 Assurance have partnered to develop a unique and affordable re-sale marketing program now available to our Sonoma Pines residents.

Along with the proven Century 21 marketing program, the new re-sale program will feature Sonoma Pines listings at the Sales Center. We're excited to introduce this value added service for Sonoma Pines Residents who wish to sell their homes.

It often happens that visitors and prospects to our Sales Center are not able to wait for a new home to be built or want to see and touch what they are actually buying

These circumstances will provide unique opportunities for us to match qualified visitors to our Sonoma clients' listings.

We will be sending out a letter shortly that will explain the program in greater detail.

In the meantime, if you would like discuss your plans, or the new marketing program, please drop into the Sales Center or call Harty at 250-862-1570.