

STONEGATE AT WESTON CONDOMINIUM TRUST BOARD OF TRUSTEES

March 14, 2011

RE: J A Wood Management

On my own behalf and that of the Board of Trustees of the Stonegate at Weston Condominiums, a 99 unit residential development on 20+ acres in Weston, Massachusetts, I am writing to express my sincere thanks and highest recommendation of and for Thomas Wood and J A Wood Management.

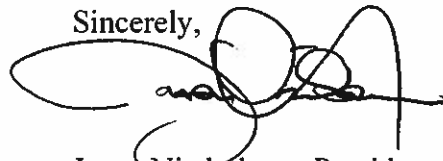
Thomas took over the management of our Property in 2009, at a time when we were still transitioning from developer to owner control of our condo association. Thomas steered us through issues related to our service vendors, maintenance, capital improvements and reserve funding. Thomas also oversaw the complete renovation of our wastewater treatment plant.

As an attorney, I can attest to Thomas' expert knowledge of the issues and regulations pertaining to residential property management. Thomas has managed our finances and helped us to move to a positive cash flow state, in which we have been able to properly fund our reserves without the need for excess increases to our condo fees. Thomas has handled all maintenance and property improvement projects, either personally using the resources of J A Wood Management, or through outside vendors. Additionally, Thomas has managed the bid process and supervision of the various third party vendors we utilize at the property.

On a personal note, Thomas has been a true pleasure to work with. He has an excellent relationship with the owners at the property, and has dealt with several difficult issues with an expert, firm and yet reasonable hand. He is always available, and has responded timely to every need of the property and its owners, no matter the time of night or day. He has developed a wonderful rapport with the Board and has guided us through each stage of making our condo association fully functional and effective.

For these reasons, I offer my highest recommendation of the services of Thomas Wood and J A Wood Management and express our sincere gratitude for their continuing efforts managing our property.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Niederkorn", with a large, sweeping flourish extending to the right.

Jason Niederkorn, President
Board of Trustees at Stonegate