

November 1993

MGT.

Dear Homeowners,

Please review the attached agenda for the Homeowners Annual meeting. A BIG thank you goes out to Richard Klein. He served on the Board of Managers for the past 2.5 years and has just resigned. Thank you for all your volunteer time and assistance! With Richard's departure, the Board of Managers now has seven (7) members, two of these members are new to the Board. Both Patricia Stauth and Snowdie Kirkpatrick joined the Board during the summer.

The biggest news to all owners this year, is that with foresight and planning, the Board was able to keep costs budgeted, and so, will NOT increase assessments during 1994! The included budget also reflects this.

We are pleased to report on three major projects which were completed during the 1993 budget year. They were:

- (1) The roof overhangs on the south side of all seven buildings were installed. The total cost of the project was \$ 47,595.50.
- (2) The buildings were also stained on the south side during the past summer. This project cost was \$30,800.00 for labor and materials.
- (3) The last Association window order was made this past summer for a total cost of \$6377.00. Remember this was the last order made as a group, from now on all owners will replace their windows on an individual basis, at the owner's expense.

Other projects which were finalized during 1993, included a revised pet regulation. It was a long, agonizing task for the Board since with eight members, of course there were eight differing opinions. As an end result the pet policy and registration, in general, seems to be working better.

The budget approved for 1994 shows all basic services to be continued at either the same rate or at an inflation based increase rate for the service. The larger improvement projects which the Board foresees for the year are repairs/replacement to the concrete sidewalk and parking lot areas, and to install the north side roof overhang system.

Thank you for your support and input during the year. We hope to see you on November 17th at the meeting.