



c/o Association Services, Inc. (ASI)
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Notice to Owners



Dear Neighbors,

The Board of Directors would like to thank you all for the trust that you have placed in us for the oversight of our neighborhood this year. We have worked hard to be fiscally responsible and are pleased to announce that there will be no increase in the HOA Assessment Fees in 2013. Monthly assessments will remain at \$45.00 per lot. Enclosed is the approved budget for 2013.

In addition to providing financial oversight to our community resources, we have been able to achieve several other goals in 2012 that we hope you are pleased with. Our road reserve and snow reserve accounts continue to be funded in anticipation of the eventual maintenance of the private streets in our neighborhood and possible heavy snow in the coming winters, respectively. These reserve accounts continue to protect homeowners from a special assessment that otherwise might be required to cover these expenses. We also successfully organized and completed our first annual neighborhood yard sale and community BBQ. It is our intent to hold this community-building event every year. Look for an announcement in May for a date in early June of next year.

We have contracted once again with Alpine Ridge Landscape Construction, LLC to handle our snow removal needs this year. They will plow the private streets when snow accumulation is between 3 and 6 inches, and will snow blow the sidewalk intersections for the safety of children waiting for buses. It is the homeowner's responsibility to keep the sidewalk clear in front of their home.

Finally, parking of extra vehicles has become a concern in our neighborhood. As you know, the streets are narrow and the fire department requires that there be a certain amount of space to maneuver their vehicles should they ever be called. Because of this, we have posted signs and asked homeowners to refrain from parking on the east side of Brookhaven Lane. The board recently formalized this policy and the policy concerning the guest parking areas at the end of Kauffman and Arlington Lanes. This document, **Resolution 03**, has been copied to the reverse of this letter for your convenience. Beginning January 1, 2013, we will be contracting with **First Security** to monitor and enforce parking regulations according to HOA policy. If you have any questions or concerns about any of this information, please call Jody Dion our association manager with Association Services, Inc. at 208-676-8626

We are looking forward to another great year.

Happy Holidays,

Andrew Culver, President
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