

HUNTERS RIDGE TOWNHOMES
c/o Now Level Managers
P. O. Box 270368
Louisville, CO. 80027
303-494-7500
www.hrtownhomes.com

November 21, 2008

Home Owner
Hunter's Ridge Townhomes
Louisville, CO 80027

Dear Homeowner,

The Board of Directors thanks all Owners who took time to attend our Annual Meeting and Budget Approval Meeting. Your participation in the activities of the Association is greatly appreciated. Thanks also go to those of you who were not able to attend, but did participate by returning your proxy for the meeting.

At the Budget Approval Meeting, the Members approved the 2009 budget presented by the Board of Directors. Each year, after reviewing the annual expenses it is necessary to adjust the budget due to increasing costs in all areas, but particularly in asphalt repairs, trash/recycle collection, painting expenses, and water cost. The Board was reluctant to make a change, but in order to cover all of our expenses for 2009, it is necessary to raise the dues for next year to \$160.00 per month. The increase will take effect January 1, 2009.

Enclosed are coupons and labels to use when sending in your dues for 2009. For those who have not already signed up, a form to authorize electronic withdrawal of funds is included should you decide to take advantage of this service. If you have already signed up for the automatic withdrawal of dues, you are not receiving coupons, but please remember to note the \$10.00 increase in your check registers.

Please fill out the emergency numbers form and return it with your January payment so we know how to contact you or your tenants. Having current information is a great time saver in the event we receive an emergency call about your unit. Your assistance in furnishing updated phone numbers, cell phone numbers, and addresses will be greatly appreciated. The information we receive is solely for assisting the property manager and is not forwarded to other entities.

Your Board of Directors at Hunter's Ridge Homeowners Association sends their best wishes for a safe, enjoyable holiday season and for all the New Year.

For the Board of Directors,

Carl Weakland
Property Manager

Enclosures

Reminder

You may access the Association website to review the budgets, current financials, monthly meeting minutes, our Covenants, Bylaws, Articles of Incorporation, and other information pertinent to our Association. If you have not already done so, please log onto www.hrtownhomes.com to familiarize yourself with the site. Should you need a copy of any document on the website, all files on the website are in PDF format for easy printing.