

# Highline Meadows Condo Association

PO Box 1540  
Castle Rock, CO 80104

December 12, 2008

Dear Highline Meadows Homeowner,

At the November 18, 2009 HMCA Board of Directors' meeting, the Board members and several homeowners who were present discussed the recently authorized Special Assessment and the possible need for an increase in the regular monthly dues. After input was provided from those homeowners in attendance and following an intense and extensive review by the Board of the 2009 Highline Meadows Condominium Association Budget, the Board has reluctantly approved a dues increase.

Since the members of your Board are very much aware that the Special Assessment has placed a burden on many of you and equally on them, as homeowner-members of the Highline Meadows community, the Board chose to put off the effective date of the increase to April 1, 2009. This dues increase is being put into effect in order to keep pace with recently experienced and currently expected increases in inflation and the costs of maintaining our property after a very long period of "band-aid" deferred maintenance. Despite the fine work of our highly-skilled and dedicated in-house maintenance staff, the best efforts of our attorneys and collection agencies, and the best possible use of competitive bidding in purchasing materials and the limited services of outside contractors, it is clear that we cannot continue to reasonably maintain and operate Highline Meadows with the dues income at its current level. You can be assured that these efforts and cost-savings and recovery procedures will continue.

Therefore, effective April 1, 2009, the Highline Meadows Condominium Association dues will be increased as follows:

EFFECTIVE APRIL 1, 2009	OLD RATE	NEW RATE
1 Bdrm Condo	\$164.50	<b>\$180.95</b>
2 Bdrm Condo	\$201.65	<b>\$221.80</b>
2 Bdrm Twnhse	\$225.50	<b>\$237.00</b>
3 Bdrm Twnhse	\$297.50	<b>\$312.40</b>

Within the next few weeks, you will be receiving new coupon books for the 2009 Fiscal Year. As you may remember, if you attended the Annual Meeting in August, the Board advised that the fiscal year for your Association was being changed from July through June to January through December in order to coincide with a calendar year.

If you have an automatic withdrawal arrangement set up through TMMC, *you will not receive a coupon book*. The dues increase will be handled for you.