

Highline Meadows Condo Association

PO Box 1540
Castle Rock, CO 80104

November 29, 2010

RE: Ratification, reinstatement and confirmation of 2008 Special Assessment, and
Imposition of 2011 Special Assessment

Dear Highline Meadows Homeowners:

The Board of Directors for the Association recently ratified, reinstated and confirmed the 2008 special assessment in the amount of \$250,000. In the last two years there has been some confusion surrounding the 2008 special assessment due to legal action brought by a few of the owners. This assessment was necessary to cover increased insurance costs and fire prevention/code compliance costs.

If you (or the prior owner of your unit) already paid the 2008 special assessment and did not receive a refund, you will not need to pay it again.

In conjunction with the reinstatement and confirmation of the \$250,000 2008 special assessment, the Board has also voted to impose a 2011 special assessment in the amount of \$1,532,000. The 2011 special assessment is for the following projects:

1. **New Roof Installation.** The buildings in the Highline Meadows community are in need of new roofs. Minor repairs are not likely to solve the overall roof problems associated with the age of the roofs and their current state. The approximate cost of this project is \$1,275,000 and our reserves cannot cover all of it; and
2. **Fire Alarm Monitoring System Installation.** The Littleton Fire Department has mandated a fire alarm monitoring system be installed in the condominium buildings. Failure to do so will result in violations and fines for the Association. Therefore, the Association must comply with this directive. The cost of installation will be approximately \$257,000.

It has been determined that you have not paid the 2008 Special Assessment or it was refunded to you; therefore, the 2008 and 2011 special assessments will be due and owing on January 1, 2011, and will be payable in one lump sum or over a period of 60 months*. The breakdown will be as follows:

1 bedroom condo:	\$ 4,285.75 (total) or	\$ 84.76/mo which includes interest
2 bedroom condo:	\$ 5,223.05 (total) or	\$103.30/mo which includes interest
2 bedroom twnhm:	\$ 8,562.55 (total) or	\$169.35/mo which includes interest
3 bedroom twnhm:	\$11,297.90 (total) or	\$223.44/mo which includes interest

*NOTE: If you choose to pay the special assessments over the next 60 months, 0.6% interest was added to the monthly payment and will become part of the Special Assessment.

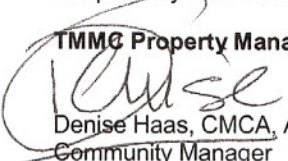
Two types of coupons have been included:

- 1.) One coupon for your use if you choose to pay in one lump sum
- 2.) Twelve (12) monthly coupons if you choose the installment plan. Additional coupons will be mailed at the conclusion of 2011 for your 2012 payment year.

Should you have any questions, please contact Denise Haas at 303-985-9623 ext. 12 or via email at denise.haas@tmmc-management.com.

Respectfully Submitted,

TMMC Property Management


Denise Haas, CMCA, AMS
Community Manager

on behalf of the Board of Directors for Highline Meadows Homeowners Association