

NOTICE

THE ANNUAL MEETING OF
THE POWDER RIDGE
HOMEOWNERS ASSOCIATION

THURSDAY
FEBRUARY 26, 2014

EAGLE RIVER
Community Library

12001 BUSINESS PARK BLVD.
DOORS ON RIGHT SIDE

THE DOORS OPEN AT 7:00 PM
MEETING WILL BEGIN SHORTLY AFTER

IMPORTANT ASSOCIATION
BUSINESS WILL BE CONDUCTED INCLUDING:

- AN ELECTION OF NEW OFFICERS
- RATIFY 2015 BUDGET

ALL HOMEOWNERS ARE ENCOURAGED TO
ATTEND. IF YOU ARE UNABLE TO ATTEND,
PLEASE RETURN YOUR PROXY.

The Powder Ridge
Homeowners Association
Proposed Budget - 2015

INCOME	Annual	Per Unit	Quarterly
Regular Dues Assessment	\$40,638.00		\$40.00
TOTAL INCOME	\$40,638.00		
EXPENSES			
Landscape Maintenance	\$8,750.00		
Insurance	\$1,500.00		
Audit/Tax Prep	\$800.00		
Management Fees	\$24,384.00		
Legal & Professional Fees	\$500.00		
Taxes & Licenses	\$30.00		
Contingency	\$950.00		
Master Association Dues	\$1,524.00		
Savings Reserve	\$1,000.00		
Community Activities	\$1,200.00		
TOTAL EXPENSES	\$40,638.00		

This budget was prepared by Real Estate Unlimited, LLC. Based on the best information available at the time of preparation.

THE POWDER RIDGE
HOMEOWNERS ASSOCIATION

ANNUAL MEETING PROXY

The undersigned member(s) of The Powder Ridge Homeowners Association, an Alaska non-profit corporation, hereby appoints the President of The Powder Ridge Homeowners Association Board of Directors or _____ (specify name, must be an adult 18 years of age or older) as proxy of the undersigned, The Powder Ridge Homeowners Association to be held at Eagle River Community Library, 12001 Business Park Blvd, Conference Room on February 26, 2014, the time of the meeting will be 7:00 P.M. local time, and at any adjournment thereof on the matters set forth during said meeting. In the absence of written contrary instructions from the undersigned either indicated hereon or given to the above named proxy, such vote is cast:

1. To elect new officers for the year 2015.
2. To Ratify 2015 Budget.
3. To conduct any other business brought before the owners.

Your Address:

If you decide to attend the meeting in person, this proxy will be voided and you will be able to vote in person.

Please return this Proxy to Real Estate Unlimited, LLC. It may be faxed to 345-5173 or mailed to:

Real Estate Unlimited, LLC
P.O. Box 110687
Anchorage, AK 99511