

# Highline Meadows Condominium Association

PO Box 1540  
Castle Rock, CO 80104

Dear Homeowner:

The Board of Directors for Highline Meadows has approved a dues increase for the entire Association after preparing the budget for 2007 – 2008 fiscal year expenses. The increase is due to increased maintenance/insurance expenses.

**Effective September 1, 2007 the HOA dues will be increased as follows:**

<b>1 bedroom condo:</b>	<b>\$164.50 (was \$138.00)</b>
<b>2 bedroom condo:</b>	<b>\$201.65 (was \$169.00)</b>
<b>2 bedroom townhome:</b>	<b>\$225.50 (was \$187.00)</b>
<b>3 bedroom townhome:</b>	<b>\$297.50 (was \$245.00)</b>

The increase will be effective **September 1, 2007**. You will be receiving a new coupon book reflecting the new payment amounts. If you have automatic withdrawal, you will not receive a coupon book and the new payment amount will be deducted beginning in September 10, 2007.

If you have any questions please contact TMMC Property Management, during regular business hours at (303) 985-9623 ext. 12 or you can send an email to [denise.haas@tmmc-management.com](mailto:denise.haas@tmmc-management.com).

Respectfully submitted,

**TMMC PROPERTY MANAGEMENT**

Denise Haas, CMCA, AMS  
Community Manager/Director of Operations

At the Direction of Highline Meadows Condominium Association  
Board of Directors

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## HIGHLINE MEADOWS HOMEOWNERS ASSOCIATION

November 29, 2004

Dear Highline Meadows Homeowner:

Effective January 1, 2005, the HOA fees will be increased. The Association's insurance, which renewed in November, has gone up 35%. The rise in cost is due to the increase in your property value. Your property value, which is determined by the city, is looked at by the Association's insurance company to ensure your insurance coverage is 100% of the value. This portion of the insurance went up by 25% and your overall premium went up by another 10%, totaling the 35% increase. The Association is not in a position to absorb this kind of expense and, therefore, the rate increase must be passed on to each owner in the form of a dues increase.

**Effective January 1, 2005 the HOA dues will be increased as follows:**

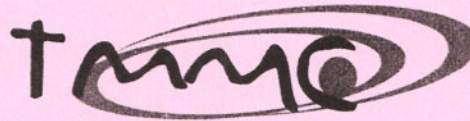
<b><u>EFFECTIVE JANARY 1, 2005</u></b>	<b><u>OLD RATE</u></b>	<b><u>NEW RATE</u></b>	<b><u>SPECIAL ASSESSMENT (SA)</u></b>	<b><u>NEW RATE W/SPECIAL ASSESSMENT</u></b>
<b>1 Bedroom Condominium</b>	<b>\$130.00</b>	<b>\$138.00</b>	<b>\$19.04</b>	<b>\$157.04</b>
<b>2 Bedroom Condominium</b>	<b>\$159.00</b>	<b>\$169.00</b>	<b>\$23.21</b>	<b>\$192.21</b>
<b>2 Bedroom Townhouse</b>	<b>\$171.00</b>	<b>\$187.00</b>	<b>\$38.05</b>	<b>\$225.05</b>
<b>3 Bedroom Townhouse</b>	<b>\$225.00</b>	<b>\$245.00</b>	<b>\$50.20</b>	<b>\$295.20</b>

You will be receiving a new coupon book reflecting the new payment amounts, which may include the special assessment if you are still paying on the special assessment. If you have automatic withdrawal, you will not receive a coupon book and the new payment amount will be deducted beginning January, 2005. If for any reason you do not receive your coupon book, you must still make your payment. In the event that you do not receive your coupon book, please contact TMMC.

If you have any questions, please contact TMMC Property Management, during regular business hours at (303) 985-9623 or you can send an email to [tmmc@tmmc-management.com](mailto:tmmc@tmmc-management.com).

TMMC Property Management, for the Board of Directors  
Highline Meadows Homeowners Association





PROPERTY MANAGEMENT

HANDS ON MANAGEMENT BY PEOPLE WHO CARE

HIGHLINE MEADOWS HOA

June 28, 2004

Dear Homeowner:

The Board of Directors for Highline Meadows has approved a dues increase for the entire Association after preparing the budget for 2004 – 2005 fiscal year expenses. The increase is due to increased maintenance expenses, insurance increases, etc.

Effective August 1, 2004 the HOA dues will be increased as follows:

1 bedroom condo:	\$130.00 (was \$125.76)
2 bedroom condo:	\$159.00 (was \$154.37)
2 bedroom townhome:	\$171.00 (was \$163.00)
3 bedroom townhome	\$225.00 (was \$215.00)

IF YOU STILL OWE FOR YOUR SPECIAL ASSESSMENT, THIS AMOUNT IS NOT REFLECTED IN THE ABOVE FIGURES.

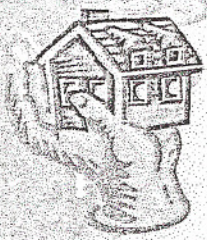
The increase will be effective August 1, 2004. You will be receiving a new coupon book reflecting the new payment amounts, which may include the special assessment if you are still paying on the special assessment. If you have automatic withdrawal, you will not receive a coupon book and the new payment amount will be deducted beginning in August.

Also, enclosed are the updated Rules and Regulations for the Association. Please be sure to read them and retain them for future reference. If you rent your unit you are required to provide a copy to your tenant.

If you have any questions please contact TMMC Property Management, during regular business hours at (303) 985-9623 or you can send an email to [tmmc@tmmc-management.com](mailto:tmmc@tmmc-management.com).

TMMC Property Management, for the Board of Directors  
Highline Meadows Homeowners Association





## TMMC Property Management

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November 5, 2001

Dear Homeowner:

Per the bylaws of the association, TMMC has reviewed the 2000 – 2001 fiscal year expenses for the condo buildings. The portion of your dues that pays for utilities, carpet, janitorial service, light bulbs, fixtures HVAC, etc. will be increased for condo expenses incurred the prior fiscal year. The increase is primarily due to the increase in utilities during the winter of 2000 – 2001. As you are aware, heating costs skyrocketed last winter. Due to this increase your payments will need to be increased as follows:

**1 bedroom condo:**

**\$115.00 (was \$103.20 a difference of \$11.80)**

**2 bedroom condo:**

**\$141.00 (was \$126.30 a difference of \$14.70)**

**IF YOU STILL OWE FOR YOUR SPECIAL ASSESSMENT, THIS AMOUNT IS NOT REFLECTED IN THE ABOVE FIGURES.**

The increase will be effective January 1, 2002. You will be receiving a new coupon book in December for your January payment. **(Please be aware that this increase is mandated per the bylaws of the association and is not a board decision.)** A reduction in energy costs for 2001 would be reflected in the calculation for next year. If you have any questions please contact TMMC Property Management at (303) 985-9623 or you can send an email to [tmmcpromgmt@msn.com](mailto:tmmcpromgmt@msn.com).

Thank you for your continued support.

Board of Directors  
Highline Meadows

TMMC Property Management  
P.O. Box 1401  
Castle Rock, CO 80104  
Phone: 303-985-9623  
Fax: 303-814-8267  
[tmmcpromgmt@msn.com](mailto:tmmcpromgmt@msn.com)



# HIGHLINE MEADOWS

C/O TMMC, INC  
P.O. Box 27285  
DENVER, CO 80227  
303-985-9623 PHONE

November 10, 2000

To All Condo Owners:

A portion of your dues cover the expenses for carpet care and replacement, janitorial work and supplies, light fixtures, light bulbs and HVAC. After compiling the expenses for the condos during the last fiscal year, the Bylaws require that the dues will need to be increased. This increase will be effective January 1, 2001.

The increased dues will be as follows:

1 bedroom	\$99.19	(previously \$97.50).
2 bedroom	\$121.40	(previously \$119.29)

If you have any questions, please feel free to contact TMMC at the number listed above.

Sincerely,  
TMMC, Inc



# **HIGHLINE MEADOWS HOMEOWNERS ASSOCIATION**

**March 31, 1998**

**The Board of Directors of the Highline Meadows Homeowners Association has determined that special assessments over a five year period of time are required to meet the pressing physical needs of our property. However, to make it more palatable and reasonable, the Board is breaking the assessments down per year with payments due in two installments each year.**

**Your 1998 annual Assessment is as follows:**

<b>1 Bedroom Condominium</b>	<b>\$1,647.00</b>
<b>2 Bedroom Condominium</b>	<b>\$2,007.00</b>
<b>2 Bedroom Townhouse</b>	<b>\$3,290.00</b>
<b>3 Bedroom Townhouse</b>	<b>\$4,341.00</b>

**The first half of your assessment is due by June 1, 1998 and the second half of your assessment is due by August 1, 1998.**

**Please note that this is just the first year amounts. Each subsequent year will bring new figures based on projected needs and bids secured for the work to be done. All subsequent annual assessments will also be due on the June and August date of each of the five years. Each years assessments according to the Association Declarations will be used for specific projects.**

**The Board of Directors thanks you for your understanding and cooperation in this matter. This a very important move for the maintenance and increase of our property values and the general welfare of our community.**

**Sincerely,**

**Board of Directors  
Highline Meadows Homeowners Association**