



**BOB DAVIS/"REAL ESTATE BOB"®**

RE/MAX INFINITY

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*There's no substitute for Experience!*

Dear Highline Meadows Neighbors,

The Highline Meadows Community is one of the most unique townhouse/condominium communities in the Denver Metro area.

The amount of open areas in and around the complex along with the private duck pond and bordered by Highline Canal make it very appealing to a lot of people. Being on the South Broadway corridor allows easy access for transportation and shopping.

Being an older complex you are blessed with a lot of mature landscaping and grassy areas. Because it is an older complex the maintenance is more costly than new cramped complexes. Ask "BOB" for examples! Older homes can be purchased for less money than new homes.

The new H.O.A. fees along with the proposed special assessment and the extremely high foreclosure rate in this price range will make the sale of your homes almost impossible.

I do not have an answer but I have some ideas for you to consider. Keep in mind that I also own a 2-bedroom townhouse in the complex.

When it comes to the resale of any property the first appearance is quite often the most lasting. The biggest complaint I have when buyers see the complex for the first time are the ugly garages and cars parked in front of them. The north and south entry areas are not very impressive.

You could have a Gated Community! You own the streets in your complex. At least you could make it look like a gated community. You have the room to work with.

Look at the entry of your closest neighbors in Broadway Ramparts!! It looks like a gated community!

For more income you might be able to build storage units right on South Broadway? They could look like a garage with the backs forming a fence like Broadway Ramparts?

All of you probably have your own ideas and opinions. Please let your board members and the management know what they are. If everyone works together, your current problems can be solved. Think about it!

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