



January 2, 2018

Information Regarding the Special Assessment

Total assessment is \$500,000, which breaks down to \$8,333.33 per unit, collected over eight quarters beginning 1st Qtr 2018 and the final installment due 12/31/2019, quarterly payments amount to \$1,041.75 per unit. First installment is invoiced to owners 01/01/2018 and due 03/31/2018. This assessment was passed by the board in June, discussed in detail with the ownership group at the annual meeting in August.

The Assessment is to assist with completing the following projects within the next 2 years; bridge replacement, crawl space conditioning in Confluence, James, Ptarmigan, Byers and Bancroft, roof replacement for Bancroft, Byers, Ptarmigan, James, Confluence and Perry, planter/foundation/wainscoting Bancroft, Byers, Ptarmigan, Nystrom, Perry, Flora and Vasquez which will match what has been completed at Confluence and James. Finally, provided funds remain based on the estimates we've received for the work referenced above, the board hopes to make some clubhouse improvements/enhancements.