

Dear Owners,

We do not have to tell you this has been a really harsh winter. We have never had so much activity during the winter months. The cost of trees falling down, ice dams, snow on roofs, plowing/sanding/salting roads have caused a huge dent in our operating budget. And winter is not over. We are extremely fortunate we have such a caring vendor to address these issues. The Board's philosophy is "Do whatever it takes to keep our residents and property safe." The Board has scrutinized every penny that has been spent to keep residents and property safe. Because of our diligence, we are very fortunate we have not had any incidents like many, many other complexes with collapsed roofs or unsafe buildings. There has been some water seeping into buildings but the source of these leaks has been identified, attic repaired and roof issues will be addressed in the spring.

As you can see from the below data, this winter has been very costly to-date. We need to replenish our operating budget. The Board is having a special meeting on March 19th from 5:30-6:00 in the Club House library to discuss the following with our owners (no tenants please) to solicit feedback. If you are unable to attend this meeting, please take the time to reply to this email with your thoughts on paying for our winter overages.

Data for this special meeting: We have high overages for winter up-keep. We need to pay for these overages. We do not want to take out yet another loan (with interest) to pay for these overages, which would immediately increase our condo fees. We have nothing in the budget we can cut to make-up for these overages. The Board is looking at a 1-time assessment to be paid by all 180 units to re-cop these costs (tentatively) to be paid during the month of April.

Snow Removal Extra	Dec-14	Jan	Feb
tree + branch removal	\$ 2,800.00	\$ 1,140.00	
snow removal extras		\$ 395.00	\$ 350.00
roof + water leaks + ice dams	\$ 70.00	\$ 490.00	\$11,975.00
total by month	\$ 2,870.00	\$ 2,025.00	\$12,325.00
grand total	\$17,220.00		

PLEASE remember the above overage costs were calculated on 2/22/15 and may NOT reflect invoices received after this date or any other future costs associated with winter clean-up. A final amount will be calculated when all associated bills are received and winter is over.

We are looking forward to your positive inputs in resolving this shortfall.