
Oak Bridge Condominium Association

Date: November 23, 2011

To: All Oak Bridge Condominium Association Unit Owners

From: The Board of Directors & Great North

Re: 2012 Oak Bridge Budget and Condominium Fees

Enclosed along with this letter is a copy of the 2012 approved budget, developed by the Board of Directors and Great North Property Management.

The Board of Directors voted unanimously to adopt the 2012 budget.

The operating budget is based on the year to date actual figures as well as contractual figures. There will be a slight reduction to the monthly condo fees:

Buildings #1 & #4 - The fee will be \$216.00 plus the \$20.00 supplemental fee implemented this year to make the payments towards the loan which was obtained for the roof replacement. **Total monthly fee = \$236.00**

Buildings #2 & #3 - The fee will be \$276.00 (\$60.00 is added to the \$216.00 due to the additional expenses incurred by these two buildings), plus the \$20.00 supplemental fee implemented this year to make the payments towards the loan which was obtained for the roof replacement. **Total monthly fee = \$296.00.**

Note: The Board agreed to reduce the additional fee in 2012 for buildings #2 & #3 from \$80.00 to \$60.00 due to the fact that the additional expenses incurred by these two buildings have come in under budget.

The monthly fee should continue to be paid on or before the first day of each month, using the coupons provided by Great North, or, electronically as arranged through your bank or Great North.

If you have any concerns please call Elaine Devlin at Great North: 603-891-1800

The Board of Directors and Great North are looking forward to a successful year in 2012.