

**Woods Manor Condominiums
December 2013**

Dear Woods Manor Unit Owner:

Working on yearly budgets is always the most difficult and time intensive Board duties. At the last Woods Manor annual meeting, homeowners again expressed that they want consideration to balance operating and capital project funding needs by increasing dues as low as possible and special assessments. With this in mind, the Board adopted "tight" operating and reserve budgets. The 2014 operating and reserve budgets are included in this mailing.

All Woods Manor whole unit owners paid last fall's special assessment on time. Thank you! Time share owners paid their portion of the assessment from their reserve account.

The 2013 reserve expenditures include: sealing the asphalt driveway (\$4,665), unit window repairs (\$12,500) replaced faulty roof heat tape (\$3,212), reinforced and sealed exterior rock facing (\$5,000), repaired front building steps (\$5,000) and repaired a section of the house roof (\$1,400). The 2014 reserves are planned for back walkways drainage and concrete to the Clubhouse (\$20,000), structural analysis of Unit decks (\$4,000) and a contingency of (\$10,000). The Board agreed to have a special meeting this spring to determine the status of projected funding needs.

Enclosed are the following:

1. Statement/Invoice for your January 2014 monthly unit dues.
2. Woods Manor Association 2014 adopted operating and reserve budgets.
3. Ten Year Reserve Projection Plan
4. Meeting Packet and draft minutes of the Annual Homeowners Association Meeting held on July 6, 2013, for those owners that were not in attendance.

Monthly dues and any other past due amounts are due the first day of each month. Any unpaid balance will be assessed a \$25 late fee, every month, if not paid by the 15th day of the month the funds are due, until the balance is \$0.

Please mail your payment to: Woods Manor Association, PO Box 4863, Breckenridge, CO 80424, along with updated Owner contact information (unit owners name(s), mailing addresses, phones numbers (land line and cell), email addresses).

Feel free to contact Four Seasons on 970-453-1403 during office hours 9 – 5 Monday thru Saturday, or email to Stevee@colorado.net or Bobs@colorado.net about payment information.

Woods Manor Condominium's website is www.woodsmanorcondos.com. Website information includes: policies, WM Declaration, By-Laws, meeting minutes, budgets, Ten Year Reserve Plans, contact information and more.

Happy Holidays,

Woods Manor Board of Directors

WOODS MANOR CONDOMINIUMS
P.O. BOX 4863
BRECKENRIDGE COLORADO 80424