

**Woods Manor Condominiums
December 2014**

Dear Woods Manor Unit Owner:

The Board met on October 11, 2014 to discuss Four Seasons' draft budgets for 2015. The Board adopted "tight" operating and reserve budgets. Whole owners have consistently paid their dues and assessments on time. With that in mind, to balance next year's operating budget **without a dues increase**, the annual reserve allocation was reduced by \$2,996. The 2015 operating and reserve budgets are included in this mailing.

Enclosed are the following:

1. Statement / Invoice for your January 2015 monthly unit dues.
2. Woods Manor Association 2015 adopted operating and reserve budgets.
3. Ten Year Reserve Projection Plan
4. Meeting Packet and draft minutes of the 2014 Annual Homeowners Association Meeting, for those owners that were not in attendance.

At last year's annual meeting we discussed scheduling the 2015 annual homeowners' meeting. It was decided to schedule the meeting sometime during the summer but not on the weekend close to the 4th of July. The Board set the date to be July 25th. We also discussed fixing the drainage problems behind our buildings and replacing the sidewalks from the clubhouse to the buildings. The project is being planned to be completed late next summer assuming the contractor bid can be funded.

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, P.O. Box 4863, Breckenridge, CO 80424, along with updated Owner contact information (unit owners name(s), mailing address(s), phones numbers (land line and cell), email addresses).

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

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P.O. BOX 4863
BRECKENRIDGE COLORADO 80424