

**rwhite3572@gmail.com**

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**From:** Tammy Bannister <tamarab@oliverreg.com>  
**Sent:** Thursday, October 20, 2022 3:09 PM  
**To:** rwhite3572@gmail.com; Joann Devine  
**Subject:** RE: Northgate Expenses

Hi Rick

Flying Horse and the Farm are not a part of the Northgate Business Owners Association and this Association does not fall under CCIOA. The residential homes that are required to pay into the Northgate Business Owners Association for the landscape maintenance done by the association due to the benefits received by the upkeep and increased in property values, are NOT a member of the Association. Due to this I am limited with what I can share, but there are 1,844 residential units that are required to pay into the Northgate Business Owners Association.

The fee for the checks has not been implemented as of yet, and is actually under review right now.

If you have further questions please let me know.

Thank you.

Sincerely,

**Tamara Bannister**  
**Association/Commercial Property Manager**



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**From:** rwhite3572@gmail.com <rwhite3572@gmail.com>  
**Sent:** Wednesday, October 19, 2022 11:04 AM  
**To:** Joann Devine <joann@oliverreg.com>; Tammy Bannister <tamarab@oliverreg.com>  
**Cc:** 'Richard White' <rwhite3572@gmail.com>  
**Subject:** RE: Northgate Expenses

Ms. Devine / Ms. Bannister –

This cannot be right. If I take 25% of your 2023 estimated budget of \$533,805.54 and divide by the \$70.40 assessment, I get 1,895 homes. That's only 214 more homes than Wasson reported in 2013. Surely, with just the addition of Flying Horse and The Farm there have been many more new homes built in Northgate (I'm assuming apartments are businesses). Please explain.

Rick White  
President, Deer Creek at Northgate HOA  
[rwhite3572@gmail.com](mailto:rwhite3572@gmail.com)  
719.360.3805

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**From:** Joann Devine <[joannd@oliverreg.com](mailto:joannd@oliverreg.com)>  
**Sent:** Wednesday, October 19, 2022 10:13 AM  
**To:** [rwhite3572@gmail.com](mailto:rwhite3572@gmail.com)  
**Cc:** Tammy Bannister <[tamarab@oliverreg.com](mailto:tamarab@oliverreg.com)>  
**Subject:** RE: Northgate Expenses

Hello Mr. White,

Please find attached 2022 & 2023 budgets. To my knowledge there are 1759 residents.

I will pass along the complaint to management.

**Thank you,**  
**Joann Devine**  
*Administrative Associate*



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**From:** [rwhite3572@gmail.com](mailto:rwhite3572@gmail.com) <[rwhite3572@gmail.com](mailto:rwhite3572@gmail.com)>  
**Sent:** Wednesday, October 19, 2022 9:56 AM  
**To:** Joann Devine <[joannd@oliverreg.com](mailto:joannd@oliverreg.com)>  
**Cc:** 'Richard White' <[rwhite3572@gmail.com](mailto:rwhite3572@gmail.com)>  
**Subject:** RE: Northgate Expenses

Ms. Devine –

Please send me a copy of the enumerated 2022 Northgate expenses charged in this year's assessment, together with the number of homeowners it is being shared among. It is my right to see this information under the Colorado Common Interest Community Act. Furthermore, please be advised I am filing a complaint against your company with the

Colorado Department of Regulatory Agencies, Division of Real Estate for the excessive fee you are charging homeowners who pay by check. Please feel free to contact me.

Rick White  
President, Deer Creek at Northgate HOA  
[rwhite3572@gmail.com](mailto:rwhite3572@gmail.com)  
719.360.3805

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