



**OLIVE**

REAL ESTATE GROUP, INC.

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COLORADO SPRINGS, CO 80903



FOREVER / USA

Deer Creek Homeowners Association  
Attn: Richard White  
1827 Snow Flake Drive  
Colorado Springs, Co 80921

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Deer Creek Homeowners Association,

Twenty plus years ago the first residential homes were being built in the Northgate area and at that time the Northgate Business Owners Association, Residential Covenants filing # 097079216, was created in order to provide businesses and homeowners an avenue to ensure that landscaping and snow removal was provided for the medians and side roadways. When a residential or commercial property was purchased in the designated district, a contract was signed by the purchaser to acknowledge the inclusion of said property into the Northgate Business Owners Association.

After receiving your letter, it became clear to us that many people have moved in and may not remember or may have never known why they pay the \$70.40 per year to Northgate Business Owners Association each year through Olive Real Estate Group.

That \$70.40 annual assessment per residential property is the share of the ongoing costs to maintain the landscaping, watering, snow removal, and maintenance of the medians and various areas from Northgate Blvd and Struthers to Voyager Pkwy and New Life Drive and other designated areas of Northgate. If you look at the map you can see the large area that your dollars directly support to keeping in first class condition.

The biggest investment most people have is in their home and one of the most important considerations in maintaining home values is the quality of the common areas in the surrounding area. Even though your HOA property may not immediately abut on association jurisdiction, your neighborhood is still positively affected by the well-maintained landscaping, roads, and consistent snow removal of those areas leading to your home.

We, the Northgate Business Owners Board of Directors, are very proud of the work that continues to be done to maintain all of the designated areas and feel that the individual Deer Creek homeowner's assessment is a fair and valuable investment in that effort. Therefore, the request to be exempt from the Northgate Business Owners Association is denied.

Thank you for your part in keeping your neighborhood as one of the top areas to live in Colorado Springs!

Sincerely,

Northgate Business Owners Association Board of Directors