

LAFAYETTE GREENS HOME OWNERS ASSOCIATION, INC.

c/o New Level Managers

P.O. Box 270368, Louisville, CO 80027

November 29, 2017

Homeowner
1200 to 1243 Warrior Way
Lafayette, CO 80026

Dear Homeowner,

Looking toward the future for Lafayette Greens, the Board of Directors has done an item by item review of the HOA expenses for 2018. The conclusion of their review is our annual expenses have continued to creep up and we need to significantly add to our reserve funds for future anticipated maintenance of our property. As you may or may not know, the City of Lafayette has annually raised the water rates to the HOA. You may have noticed these increases in your monthly water bills. The City is once again raising the rate in 2018. Other costs such as insurance, landscape maintenance, snow removal, and tree maintenance on our large mature trees have also seen increases. The Board has adjusted items in the budget to reflect where increases or some small decreases in individual expense items could be made but the end result is beginning in January of 2018 the dues will increase as noted in the following schedule.

If your 2017 dues were \$184.00 you will pay \$190.00 in 2018.

If your 2017 dues were \$227.00 you will pay \$234.00 in 2018.

If your 2017 dues were \$234.00 you will pay \$250.00 in 2018.

In December you will receive coupons and labels for sending in your monthly dues payments. **Be sure to make your checks payable to Lafayette Greens Home Owners Association.** Should you be interested in using the automatic withdrawal program for payment of dues, a copy of the authorization form is enclosed to fill out and return with a voided check. If you are already on the electronic payment program with New Level Managers, you are not receiving coupons, labels, or an authorization form with this information.

Also enclosed is a form to complete and return with your current address information, emergency contact information, and current tenant's contact information. Please take the time to complete the form and return it to the property manager. Having current information is a great help to the managers in the event we receive an emergency call or need to contact you about your unit. This information is solely for use of the property managers and is not furnished to any other parties. Your assistance in providing current information is greatly appreciated.

You can review budgets, current financials, meeting minutes, Covenants, Bylaws, Articles of Incorporation, and other information pertinent to our Association on our website www.lafayettegreens.net. Should you need a copy of any document on the website, all files are in PDF format for easy printing.

If you need to reach our office by email the address is hoamgr@msn.com.

Your Board of Directors of Lafayette Greens Home Owners Association hopes everyone in your household is looking forward to having an enjoyable holiday season. They also send their best wishes for a prosperous New Year.

For the Board of Directors,



Carl Weakland
Property Manager

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