



Cobblestone Village Homeowners Association

C/O Community Management Specialists

1224 Wadsworth Blvd. Lakewood CO 80214

Phone: 720-377-0100 Web-site: www.cobblestonevillagehoa.org

Community Management Specialists, _____

December 1, 2015

Dear Cobblestone Village Homeowner:

Your Board of Directors has recently completed the process of reviewing your current budget and presenting a proposed 2016 operating budget.

Based on expenses to date and the projected expenses for 2016, it is necessary to adjust the monthly dues for our Association. The monthly fee will increase from \$219.00 to \$224.00 per month per unit effective January 1, 2016. The coupons and envelopes will be mailed under separate cover. (Please note: If you signed up for electronic fund transfer, you will not receive coupons and envelopes.) Please make payment payable to Cobblestone Village HOA.

We will continue to watch our expenses to minimize future increases; however, we are continually faced with increasing costs.

Your monthly dues cover the following expenses:

- Landscape maintenance and irrigation system operation and maintenance
- Water for the landscape areas
- Water and sewer
- On-site maintenance
- Pool maintenance
- Security patrols
- Insurance on the common areas
- Insurance for directors and officers
- Reserves for future capital repairs and replacement (buildings, concrete, asphalt, signs, irrigation and landscape)
- Administrative costs (postage, printing, income taxes, management)
- Trash removal
- Snow removal

If you have any questions, please contact any Board member or the management company.

Sincerely,

Board of Directors
Cobblestone Village Homeowners Association

