

PRAIRIE VILLAGE OWNERS ASSOCIATION

c/o NEW LEVEL MANAGERS

P. O. Box 270368

Louisville, CO 80027

303-494-7500

www.prairieowners.com

December 26, 2006

Homeowners
Prairie Village Owners Association
Longmont, CO 80501

Dear Homeowners,

Your Board of Directors at Prairie Village Owners Association sends their best wishes for a safe, enjoyable holiday season and for all the New Year.

With grass now established in the park area at the North end of Homestead Parkway, all of our one hundred and twelve Owners will have a convenient place for family activities of your choice. As Standard Pacific completes more residences, we will experience another rapid increase in the size of the Association.

The Board of Directors has thoroughly reviewed the 2006 budget, the 2006 expenses, and developed a 2007 budget based on increased maintenance of the common areas of the Association. Also considered in the development of the budget are anticipated lot sales for the upcoming year. Enclosed for your review is a copy of the Prairie Village Owners Association budget for 2007.

Based on the review of the budget information and the number of individuals who have been late in making their monthly dues payments, two significant changes will take place on the first of February of 2007.

1. The dues for Prairie Village Owners Association will increase by \$10.00 per month to \$50.00 per month for 2007.
2. The Board has instituted a late fee for those who do not pay their dues by the fifteenth of the month. Dues are due on the first, a grace period has been put in place to the fifteenth, any payments not received by the fifteenth of each month will be assessed a late fee of \$10.00. If your account is currently delinquent, failure to bring your account current by the fifteenth of February will result in a late fee being assessed.

Also enclosed with your coupons for next year's monthly payments, is a form for your for your emergency numbers. It is essential we keep our files current and we have emergency numbers for all Owners. All too frequently we receive mailings back from the Post Office for Owners who have moved and not given us their current mailing address. Please fill out the appropriate form and return it with your January payment so we know how to contact you. The information we receive is solely for assisting the property manager and is not forwarded to other entities. Your assistance in furnishing updated information will be greatly appreciated.

For the Board of Directors,

Carl Weakland
Property Manager

Enclosures

Reminder

Our Association website has been in operation for the last year. You may access the site to review the budgets, current financials, our Covenants, Bylaws, Articles of Incorporation, and other information pertinent to our Association. If you have not already done so, please log onto www.prairieowners.com to familiarize yourself with the site. Should you need a copy of any document on the website, all files on the website are in PDF format for easy printing.