



December 13, 2022

Dear Homeowner,

The purpose of this letter is to bring everyone up to date concerning several financial issues.

Last year the Board voted to increase the monthly HOA fees for 2022 by \$40. This increase went into our reserves in order to better be prepared to absorb the significant cost to replace all of the roofs, some of which are reaching the end of their estimated useful life.

During last year's annual meeting there was a discussion concerning an increase of \$40 in the monthly fees for 2023. This increase will be used to help pay for the additional monthly operating costs due to inflation etc. This increase will be effective January 1, 2023 and was unanimously approved by the Board.

In addition to the \$40 increase that was discussed at the annual meeting there will be an additional increase of \$2 per month to offset the cost of the high-speed internet that was installed in the community. The original amount that was assessed for the internet was underestimated. Therefore, the total increase in HOA fees effective January 1, 2023 will be \$42.

The Board and Peak2Peak wishes everyone a joyous Holiday season and a healthy and Happy New Year!

Very truly yours,

Alan Stanley, President