

HVHA ANNUAL MEETING (FOR ALL LOT OWNERS) **

Thursday, August 18 from 7:00-8:30 p.m.
Woodbury City Hall—Birch Room

Agenda

- Treasurer's Report
- Board Election (2 seats open)
- Special Assessment
- Property Sales and Values

**Quorum requirements are met when 10% of those eligible to vote in person or by proxy attend. Owners are eligible to vote if they are current on assessments and comply with HVHA covenants. There is one vote per Lot.

***Can't attend the annual meeting? Send us your proxy—available on our website at www.highlandvillagewoodbury.com.*

Dear Highland Village Lot Owner:

The Association Board is responsible for the day-to-day operation of our homeowners association. The bulk of your dues pay for the maintenance of the association's common area property on Valley Creek & Interlachen Pkwy., Highland Blvd., and Valley Creek & Colby Lake Drive. Your 2011 assessment invoice is enclosed and the rate remains \$84.50 for the fourth year in a row. The assessment is due July 1, and prompt payment will help us continue to manage our association on your behalf. Here are the highlights of our work from June 2010-May 2011.

- Added a new planting bed and boulders to the Interlachen Parkway median.
- Enhanced landscaping of HVHA common area property at Valley Creek Road & Colby Lake Drive.
- Implemented new mailbox guidelines.
- Notified Lot owners of Covenant violations.
- Contacted selling agents of HVHA Lots to ensure new owners are provided with Association documents prior to closing, and past-due assessments are paid.
- Used Reserve Funds (\$5,950) to replace five diseased evergreen trees and install additional irrigation at main monument.

SPECIAL ASSESSMENT

The board will seek a Special Assessment of \$225 per lot (\$43,200) to replace the diseased evergreen trees at the monuments, repair monument stone work & mortar, replace the monument signs, and repay \$5,950 to reserve funds (bullet 6 above). Full details will be presented at the annual meeting.

EVALUATE YOUR HOME'S CURB APPEAL

Our neighborhood is 24 years old. Most homes have wood trim that must be painted to look its best. Repainting trim boards and shutters, and cutting back overgrown bushes or shrubs will improve your property's appearance and that can increase, or maintain its value.

CHANGES TO YOUR HOME'S EXTERIOR MAY REQUIRE APPROVAL

Exterior changes to your lot may require approval from the Architectural Control Committee. Email mail@HighlandVillageWoodbury.com for information.

MOST COMMON COVENANT VIOLATIONS

1. *Garbage/recycling cans visible from street.*
2. *Trailers, boats, etc. parked on lot.*
3. *Mailbox/post display extraneous numbers.*

2011 HVHA Budget

Reserve Account	\$8001
2011 INCOME	
2011 assessment	\$14,602
Past due assessments	\$0
Interest (from past due assessments)	\$0
Other income (document fees)	\$0
TOTAL INCOME	\$14,602

EXPENSES

Common Areas

Insurance	\$2,060
Landscaping	\$2,652
Lawn maintenance	\$3,674
Mailbox maintenance	\$0
Mailbox maintenance (Pass Thru)	\$0
Monument maintenance	\$0
Sprinkler maintenance	\$580
Sprinkler repair	\$300
Utilities-Water	\$500
Winter decorations	\$175
Other	\$0
Subtotal Common Areas	\$9,941

Administration

Accounting- Audit	\$350
Bank fees	\$0
Filing fees	\$0
Legal fees	\$1,000
Mailbox rental	\$168
Postage	\$264
Printing	\$300
Phone/Fax	\$0
Supplies	\$140
Taxes	\$0
Website	\$150
Subtotal Administration	\$2,372

TOTAL EXPENSES \$12,313

ARE YOU SELLING YOUR HOUSE?

Lot owners must provide the buyers with a Resale Disclosure Certificate, which includes copies of all association documents. Contact us to obtain this document at mail@HighlandVillageWoodbury.com.