

Timber Creek Crossing Homeowner's Association

Plymouth, MN

To: All Timber Creek Crossing Homeowners
From: Kim Schlauderaff, Property Manager-PH: 952.259.1213
Date: November 23, 2011
Re: Association Dues for 2012

Your Board of Directors has approved the association budget for 2012. In addition to the rising cost of basic services, it is important to keep adding to the reserve fund so special projects can be paid by Association funds and avoid special assessments. We also had additional winter costs for extra snow removals and ice dam removal. Another challenge is to offset the shortfall in collected dues because of the number of homes that are delinquent, therefore dues have been increased \$10 a month. If you are on ACH, this will be automatically updated. The dues were \$ 170 and starting January 1st, 2012 they will be \$ 180.00 per month.

To help keep costs down, please review the following suggestions:

- If you see trash on the common areas of the property, please pick it up
- Do not cut your driveway short when you turn into it. There is usually irrigation very close to that corner or lawn that can be damaged
- Be responsible about picking up after your pet to avoid lawn and landscape damage

The Board of Directors will continue to scrutinize the Association's operating expenses and exercise sound fiscal judgment. You can learn more about the Association's finances by attending the Annual Meeting in September 2012. Please watch for this notice or visit at www.timbercreekcrossingmn.com.

As we come to the close of this year, we at New Concepts wish to thank you for the opportunity to be your Property Management Company. We want to wish you a very happy Holiday Season and a great year in 2012.

Please note other enclosures:

- ❖ Winter Newsletter w/ snow removal expectations & operation
- ❖ 2012 Budget