

**Woods Manor Condominiums**  
**December 2012**

Dear Woods Manor Unit Owner:

All Woods Manor whole unit owners paid last fall's special assessment on time. Thank you! Time share owners paid their portion of the assessment with reserve funds. All of the projects funded by this assessment have been completed. Additionally, the asphalt drive/parking lot has been repaired (\$8,432.50), funded from WMA reserves .

The Woods Manor Board has finalized its work on the 2013 operating and reserve budgets. Our building insurance policy increased by \$3,748.00. In order to keep the monthly WMA dues increase to 1.52%, the 2013 reserve appropriation was reduce to \$20,000. The Board will schedule a mid year meeting to evaluate projected expenditures for the last six months of the fiscal year.

Major 2013 reserves expenditures: sealing the asphalt (\$4,665.), unit window repairs (\$12,500.) and an engineer report (\$2,000.00). Also, reserve budget includes \$5,704.00 to fund unexpected maintenance needs.

Enclosed are the following:

1. Statement/Invoice for your January 2013 monthly unit dues.
2. Woods Manor Association 2013 adopted operating and reserve budgets.
3. Ten Year Reserve Needs Projection Plan
4. Meeting Packet and draft minutes of the Annual Homeowners Association Meeting held on July 7,2012, for those owners that were not in attendance.

Monthly dues and any other past due amounts are due the first day of each month. Any unpaid balance will be assessed a \$25 late fee, every month if not paid by the 15th day of the month the funds are due, until the balance is \$0.

Please mail your payment to: Woods Manor Association, PO Box 4863, Breckenridge, CO 80424, along with any Owner contact information updates (unit owners name(s), mailing addresses, phones numbers, email addresses).

Feel free to contact Four Seasons on 970-453-1403 during office hours 9 – 5 Monday thru Saturday, or email to [Stevee@colorado.net](mailto:Stevee@colorado.net) or [Bobs@colorado.net](mailto:Bobs@colorado.net) about payment information.

Woods Manor Condominium's website is [www.woodsmanorcondos.com](http://www.woodsmanorcondos.com). Website information includes: policies, WM Declaration, By-Laws, meeting minutes, budgets, contact information and more.

Happy Holidays,

Woods Manor Board of Directors

WOODS MANOR CONDOMINIUMS  
P.O. BOX 4863  
BRECKENRIDGE COLORADO 80424