

Woodrunner

Wood Run Homeowners Association

2009 BUDGET & ANNUAL MEETING

The 2008 results of operations as well as the 2009 budget are presented on the following page for your review.

A few items are worth mentioning:

The HOA dues have gone up 5% for 2009. Costs are increasing for just about everyone, including the association. The Board continues to work to reduce costs whenever possible.

The Board continues to actively plan capital improvements to the community. In 2009, the Board is considering projects such as:

- Repairing or replacing the perimeter fence along Hoyt and 82nd Avenue. As a reminder, homeowners living along the perimeter streets are required to prevent the accumulation of material against the perimeter fence to help prolong its life.

The Board would like to invite all homeowners to the February meeting to discuss perimeter fence repair and replacement options. Discussion will include details on the proposals submitted to the Board and options for homeowners to



replace their interior fences.

The Board welcomes any comments that you may have on the budget and maintenance of the community. If there are any particular areas that you feel need to be addressed, please call Lee or Sandi at MPM so that it may be added to the meeting agenda.

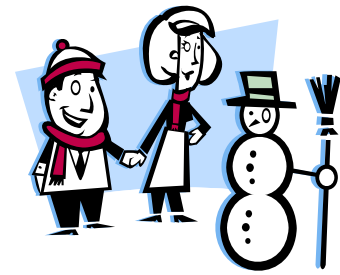
There will also be time for discussion at the annual meeting in April. We hope to see you there!

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CALENDAR OF EVENTS

- February Board Meeting: 7:00—8:00pm, Wednesday, February 18th at the Arvada Library conference room.
- March Board meeting: 7:00—8:00pm, Wednesday, March 11th at the Arvada Library conference room.
- Annual Board meeting: 7:00—8:00 pm, April date to be announced at the Standley Lake Library conference room. Watch your mail for a reminder and proxy!



2009 COLORADO INSULATION REBATE PROGRAM

This program is available to Xcel Energy residential natural gas customers in Colorado for existing residential housing. Rebate applies to attic and bypass sealing, wall insulation and airsealing and weather-stripping only. Program excludes new residential construction, new residential additions, garages, sheds and workshops. Customers requesting rebates must contract for insulation services with fully licensed and bonded insulation contractors.

REBATE DETAILS

This program will provide a rebate equal to 20 percent of the of the insulation and installation up to a maximum rebate of \$ 300 per customer per natural gas heating meter.

To qualify for a rebate, all insulation must be installed to the manufacturer's specifications and meet all state and local codes and federal regulations. Xcel Energy reserves the right to inspect installations before issuing a rebate. Qualifying equipment must be purchased and installed between January 1, 2009 and December 31, 2010. Customers must apply for this rebate within 6 months of installation of insulation. Our program requires you to submit a completed rebate application and a dated sales receipt/invoice before Xcel Energy can issue a rebate. Xcel Energy issues cash rebates in the form of checks, not energy bill credits.

Xcel Energy Rebate programs are subject to requirements established by the Colorado Public Utilities Commission. Xcel Energy reserves the right to limit any

rebate. Acceptance of the application does not guarantee payment of a rebate. You will be notified if your application has not been accepted, pending final Xcel Energy review. Qualifications for a rebate does not imply any Xcel Energy representation or warranty of insulation, design or installation.

Xcel Energy also does not warrant that actual energy savings will be equal to the contractor's estimate. Customer agrees that Xcel Energy shall not be responsible or liable for any personal injury to property damage caused by installation or insulation. The rebate program is subject to change or cancellation without notice.

Please visit us at xcelenergy.com or call 1-800-895-4999 to determine whether any program changes have occurred.

STREET MAINTENANCE

The City of Arvada is responsible for the maintenance of all public streets in the city, with the exception of state highways.

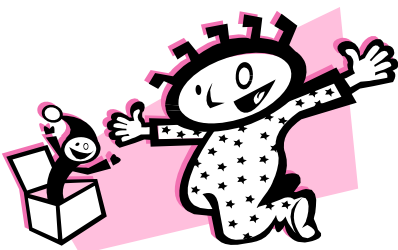
To report dangerous street damage, a pothole that is a safety hazard and requires immediate attention or debris such as such as nails, glass or rocks in the street, please call the Street Maintenance

Division at 720-898-7720 Monday through Friday between 7:00 AM and 3:30 PM. For all other times please call the City Communications Center at 720-898-6900

The City's Street Division is responsible for curbs, gutters, sidewalks, and asphalt maintenance and also for street sweeping

and snow and ice control.

All street signs and traffic signals on city roads are maintained by the City's Traffic and Transportation Division.



HOA DUES PAYMENTS

All HOA dues payments must be made payable to Wood Run Homeowners Association (not to Maximum Property Management).

If checks are not made payable to Wood Run, checks will be returned to sender and may result in a delay of payment causing a late fee.

Do not include any correspondence (i.e. letters, property issues, change of address, complaints or notes with personal information changes).

Correspondence must be sent directly to Maximum Property Management,

2851 S. Parker Road, Suite 840, Aurora, CO 80014.



2008 RESULTS OF OPERATIONS & 2009 BUDGET

	<u>2008 Budget</u>	<u>2008 Actual</u>	<u>2009 Budget</u>
HOA Dues	64,190.70	64,434.87	67,401.04
Trash & Recycling Fees	17,567.68	18,039.93	19,320.00
Late Fees & Fines	-	3,248.21	-
Legal Fee Reimbursement	-	4,043.41	-
Pop Fund	50.00	33.22	50.00
Cabana Rental Fees	150.00	160.00	150.00
Interest	-	185.44	-
Misc Funds	<u>100.00</u>	<u>103.46</u>	<u>100.00</u>
Total Income	82,058.38	90,248.54	87,021.04
Administrative:			
Management Fee	9,660.00	9,660.00	10,626.00
Legal Expense	1,000.00	1,359.10	1,000.00
Legal - Reimbursable	-	3,862.91	-
Collection fees-pd to mgmt	-	270.00	-
Tax Prep/Audit	250.00	95.00	1,200.00
Govt reports	10.00	-	10.00
Office Expense	1,200.00	1,572.17	1,200.00
Postage	625.00	589.32	625.00
Meeting Room Expense	110.00	250.00	275.00
Newsletters	250.00	99.87	250.00
General Board	150.00	-	150.00
Social Activities	100.00	-	100.00
Insurance	5,000.00	5,542.00	5,000.00
Money Market Fee	650.00	1,174.33	1,200.00
Web Page Expense	180.00	180.00	180.00
Bad Debt Expense	-	1,262.01	-
Misc administrative	-	<u>45.75</u>	-
Total Administrative	19,185.00	25,962.46	21,816.00
Utilities:			
Water & Sewer	1,650.00	1,864.02	1,815.00
Gas & Electric	3,120.00	4,512.91	3,432.00
Phone Line/pool	<u>400.00</u>	<u>589.88</u>	<u>400.00</u>
Total Utilities	5,170.00	6,966.81	5,647.00
Maintenance:			
Repairs & Maintenance	500.00	3,943.78	550.00
Trash Removal	17,567.68	16,779.12	19,320.00
Grounds Maint. Contract	6,300.00	2,975.00	5,000.00
Trees & Shrubs	600.00	2,795.50	1,600.00
Camera Security System	3,000.00	65.00	-
Fence repairs	-	1,127.23	10,000.00
Vandalism	500.00	-	500.00
Reserve/Replace Transfer	<u>18,159.70</u>	<u>18,159.60</u>	<u>10,578.04</u>
Total Maintenance	46,627.38	45,845.23	47,548.04
Recreation facilities:			
Pool Maint. Contract	5,250.00	5,313.92	5,775.00
Pool/Cabana Supplies	<u>2,300.00</u>	<u>2,680.00</u>	<u>2,530.00</u>
Total Recreation facilities	7,550.00	7,993.92	8,305.00
Personnel			
Payroll Expense	3,276.00	3,276.00	3,440.00
Payroll Taxes	<u>250.00</u>	<u>250.56</u>	<u>265.00</u>
Total Personnel	3,526.00	3,526.56	3,705.00
Total Expenses	<u>82,058.38</u>	<u>90,294.98</u>	<u>87,021.04</u>
Net Surplus(Deficit)	<u>-</u>	<u>(46.44)</u>	<u>-</u>

Wood Run Homeowners Association



9551 W. 83rd Avenue
Arvada, CO 80005



WWW.WOODRUN3.COM

CONTACT INFORMATION

MANAGEMENT COMPANY :

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2851 S. Parker Road, Suite 840
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Wood Run's Contact:

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Board Officers & Directors:

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Please submit applications to the milk
box located at:
9985 W. 82nd Place