**Date: November 30th, 2015**

Dear Dry Creek Homeowners,

It’s been a big year for the Dry Creek HOA and we have achieved a number of things that have bought our community closer together. The spring cleanup day and the summer picnic & AGM were both well-attended and great events. Thanks to everyone who contributed and we hope to see even more of you next year. The efforts in the cleanup day go a long way to keeping our open space well maintained and help to keep our HOA fees low. The sidewalk in the open space was repaired and we are putting the grass and tree work out to bid for 2016.

We now have a website, a Facebook page and a Gmail address so there are plenty of ways to get involved or reach out to other members of the HOA or the Board. We encourage you to use the Facebook page to advertise products or services, to start discussions about issues relevant to our community or to just share something interesting. If you haven’t joined yet please click here and ask to join: [https://www.facebook.com/groups/1129001313780503/](https://www.facebook.com/groups/1129001313780503/%22%20%5Ct%20%22_blank) Please use the Gmail address for any direct communication with the Board (drycreekhoaniwot@gmail.com) or complete a form on the website ([http://drycreekhoa.wix.com/dry-creek-hoa](http://drycreekhoa.wix.com/dry-creek-hoa%22%20%5Ct%20%22_blank)).

As mentioned in the last letter to HOA members, there is a small reserve for improving the islands on Timothy Place and Dry Creek Road. Anyone that is interested in making improvements to an island close to their residence needs to get with the other neighbors closest to the island and prepare a plan and budget to be submitted to the Board and funds can be released. We are excited to announce the HOA board has 2 new members for 2016 – Betsy Franko who is taking over the treasurer role and Sean Donovan who is in charge of operations.

The HOA will close its books for 2015 approximately $750 over budget with just one household delinquent on dues. Attached are the budget and actuals for 2015 and the 2016 budget. The Dry Creek HOA dues in 2016 will remain at $150. The HOA dues for 2016 are due **January 1st, 2016**. The dues will be considered late by **January 31st, 2016**. If the homeowner has not contacted the board to make prior arrangements, on March 2nd, 2016 the HOA will start to impose penalties of 18% interest on the amount owed as well as any fees incurred in collecting outstanding dues as *directed by the HOA bylaws.* All unpaid dues and penalties will result in a lien being placed on your property for the unpaid amounts and will have to be settled before any property sale can be finalized, so *there is no way to default on payments*. Those that did not pay dues from last year will be notified by separate mail.

We will be holding our annual HOA Spring Clean-up in April. Details will follow. Those of you that can help with clean-up efforts please meet us in the open space by the rocks. Anyone with a truck or trailer that can help transport debris to discard would be much appreciated. We’ll also get some donuts to help keep us moving! Participating in these types of activities is one way we have been able to keep dues at a low level. There will also be an annual picnic and member meeting in June, again details to follow.

Finally, we are moving to a paperless system in an effort to keep our operating costs low. This will save us money spent each year in postage. If you have not already, please email the Board at drycreekhoaniwot@gmail.com to provide us your email address. Any members that still require written communication will incur an additional fee of $25 per year.

If you have any comments or suggestions, please feel free to contact us via the email address or Website. Happy holidays and here’s to an even better year in 2016.

**Please consider volunteering for the Board! We need you!!**

2016 Dry Creek HOA Dues Please mail to Dry Creek HOA, PO Box 363, Niwot, CO 80544

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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\_\_\_\_\_ Enclosed is a check for $150 for 2016 dues, check number \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_