

Dillon Pines

December, 2016

Memorandum to Dillon Pines Owners re 2017 Budget, 8% increase to dues, Parking, Snow Plowing, Unit Insurance (HO6) Policies, Carbon Monoxide Detectors, Decks, Dog Poo, Fireplace Cleaning and Owner Information

Dear Dillon Pines Homeowner,

The Dillon Pines Board of Directors would like to present the attached Homeowners' Association Operating Budget for 2017. There is an 8% increase to dues. This increase is to cover increases in Operating expenses (cost of living) as well as to build up the Reserve account. There are several necessary projects that are being considered by the board, to include, but not limited to, deck replacement and asphalt work.

As we enter the winter season, please remember that each unit is to have at most 2 vehicles parked on site at Dillon Pines at any one time. The Town of Dillon has overflow parking available; please be sure to check with the Town of Dillon as to the updated overflow parking schedule. The town of Dillon can be reached at 970-468-2403.

Please be sure to remove your vehicles from the parking lot at Dillon Pines by 9:00 am on all mornings in which we receive 3 or more inches of snow to allow the snow plow contractor to properly remove snow from the area. Please pass this info on to your guests!

All Owners at Dillon Pines are REQUIRED to have insurance coverage on their unit; feel free to contact Farmers Insurance at 970-879-1330 to get a quote on an HO6 Policy. Please fax a copy of your HO6 policy to 970-468-2556 or email to [DebBorel@msn.com](mailto:DebBorel@msn.com).

The Dillon Pines Board of Directors STRONGLY recommends that you purchase and install Carbon Monoxide detectors in your unit! Please also be sure to change your unit smoke detector batteries regularly.

Please be sure to keep your exterior unit decks neat and tidy! Decks are not to be used for storage.

Please pick up after your pets!

The Dillon Pines Board of Directors would like to remind you to have your fireplace and chimney cleaned and inspected annually. Consider it Done, (970) 420-9867, can provide this service for you; other companies are available in the phone book.

Be sure to set your in unit thermostats between 55 and 65 degrees to avoid frozen pipes!

Best wishes to everyone for a Merry Christmas and Happy New Year!

Sincerely,

Dillon Pines Board of Directors