

Boulder Ridge Homeowners' Association
P.O. Box 7146
Champaign, Illinois 61826-7146

August 12, 2009

Hello Boulder Ridge Homeowner!

As many of you know, the Boulder Ridge Homeowners' Association (HOA) was officially transferred to the Boulder Ridge Subdivision Homeowners at a public meeting on April 23, 2009. At that time, the homeowners voted nine members to serve on the Board of Directors (the Board). On April 30, the Board convened its first meeting and elected officers as follows:

Sean Williams, President

Jeff Buraglio, Treasurer

Darin Henigman, Landscaping/Architecture Chair

Phyllis Hinderliter, Director

Matt Banach, Vice President

Evette Campbell, Secretary

Lynn Anderson, Director

Mary Wegeng, Director

The Board has met nearly weekly since April 30 in order to conduct the business of the HOA as defined within the covenants and by-laws. Each Board member brings unique experience and has shown selfless dedication to ensuring that the business of the HOA is conducted efficiently and with the best interests of the homeowners in mind.

The HOA is an Illinois Not-For-Profit Corporation and is responsible for enforcing the covenants and by-laws pertaining to the subdivision and coordinating the regular and preventive maintenance of the commons areas. The top priority of the Board is to prepare an annual operating budget and determine the necessary annual assessments of the homeowners. The Board, determined to keep the annual assessment at a minimum and lower in comparison to neighboring Associations', voted on August 5 to set the fee at \$100.00 per lot.

Each lot owner will receive an invoice by September 1 with the annual assessment fee due no later than October 1. The Board felt it was important to communicate information about the assessments prior to mailing notices. We hope the information contained in this letter will put your minds at ease that we can expect minimal fees to support the operation of our HOA.

Other questions you may have in regards to the covenants which govern all five phases within the HOA have been reviewed and the Board is taking steps to ensure that everyone has equal standing within the HOA regardless of which phase of the subdivision encompasses your home/lot. We are working hand-in-hand with the subdivision's developer, Greg Millage, to coordinate a seamless transfer to the HOA as well as guarantee we always have a well-maintained neighborhood.

Secondly, the covenants and by-laws were established and filed with the City of Champaign and State of Illinois prior to the subdivision having been constructed. Although the covenants may contain strict language in regards to the improvements a homeowner may take on the exterior of their property as well as rules mandating how lawns are to be maintained, the Board has no desire to regularly police these items unless forced to act on neighbors' concerns in regards to extreme cases of homeowners' neglect of their property. We all have neighbors and would hope that everyone is courteous and conscientious in contributing to keeping Boulder Ridge a beautiful place to live.

A website, www.boulderridgehoa.com, was designed by our Board member Darin Henigman for the HOA to access information communicated by the Board, contact information of all Board officers and directors as well as

links to download Board meeting minutes, annual operating budget, by-laws and the covenants which govern the HOA.

In closing, we hope this letter was helpful and look forward to working with all our neighbors. Please do not hesitate to contact any Board member with questions.

Respectfully,

Sean D. Williams
President

Evette Campbell
Secretary

Board Member

Sean Williams, President
Matt Banach, Vice President
Jeff Buraglio, Treasurer
Evette Campbell, Secretary
Lynn Anderson, Director
Darin Henigman, Director
Phyllis Hinderliter, Director
Mary Wegeng, Director

Address

3605 Boulder Ridge Drive
3712 Boulder Ridge Drive
3716 Boulder Ridge Drive
3810 Sandstone Drive
1514 Stonebluff Court
3910 Brookfield Drive
4002 Pebblebrook Lane
1503 Greyrock Lane

Email

sdwilliams46@hotmail.com
matt.banach@gmail.com
jburaglio@gmail.com
vettaycamp@yahoo.com
svenska7650@gmail.com
henigmda@hotmail.com
shondi7@yahoo.com
None