

To: All Winding Brook Condominium Owners

From: Winding Brook Board of Directors

Subject: Annual Meeting Results

Date January 21, 2005

**CY05 Fee Increase** – At the annual meeting held on January 13, 2005 the members agreed to the budget proposed by the Board of Directors. This means all monthly fees will be increasing 5 percent starting with the payment due on January 1, 2005. New fees for each unit based on this increase were included in the packet of information sent to homeowners announcing the annual meeting. Homeowners can also check the winding-brook.com web site or call the management company at 878-7307 if they have misplaced these sheets.

The fees for January are due no later than January 31, and the fees for all subsequent months are due on first of each month. Anyone who paid the CY04 monthly fee for January should add the difference to their February payment.

Homeowners who have not paid their monthly fees in a timely manner as stipulated in our Administrative Rules are subject to additional fines depending on when the payment is received. Anyone who is experiencing difficulty making these payments should contact the management company so that the Board and the homeowner can jointly develop a satisfactory repayment plan.

**Special Assessment** – The proposed special assessment of \$50,000 was also passed at the annual meeting. This payment is due by May 30, 2005. Specific amounts for each unit were on a separate spreadsheet that was included in the packet of information announcing the annual meeting. Homeowners can also check the winding-brook.com web site or call the management company at 878-7307 if they have misplaced these sheets.

These monies plus the funds from the transfer of the land along Kennedy Drive will be segregated from the regular budget for the storm water problem. Right now we are awaiting developments from the state, and future remedial efforts will be announced and explained as events warrant.

**Parking on Winding Brook Drive** – During the winter months it is important to remember that there is no parking allowed on Winding Brook Drive between the hours of midnight and 6:00 AM. Car left on the street during this time are subject to towing at the owner's expense.

**Parked Cars During Vacation Periods** - In the winter it is recommended that owners going out of town for periods longer than 24 hours remove all cars from their assigned outside spaces and park in the Overflow Lot. This practice helps the snow removal team clear the parking lots so you and your neighbors are not confronted with residual piles of snow and ice that obstruct full access after the storm winds down.