

FOREST PLACE HOMEOWNER ASSOCIATION

*c/o Realty One, Inc.
1630 Carr St., Suite D
Lakewood, CO 80214
303-237-8000*

October 1, 2020

To: Forest Place Homeowners

From: Board of Directors/Realty One, Inc.

Re: 2021 Monthly Dues Increase

The Board of Directors has voted on an increase to \$375.00 per month beginning January 1, 2021. The dues have not been increased for over 10 years. During this time, insurance, gas/electricity, landscaping, snow removal, water and other HOA expenses have increased.

Also, ten percent of monthly dues goes to a Reserve Account for capital expenses and is also a requirement of lenders when there is a sale of a unit.

Sincerely,

Realty One, Inc.
Association Manager