

PROSPECT HEIGHTS HOMEOWNERS ASSOCIATION

C/O Realty One, Inc.
1630 Carr St. Suite D
Lakewood, CO 80214
303-237-8000

May 24, 2022

To: Prospect Heights Homeowners

Re: Special Assessment

Dear Homeowner,

Due to the low Reserve Account the Board of Directors has approved a Special Assessment of \$1,000.00 per unit.

The Reserve Account is currently less than \$12,000.00 and going forward, in addition to the needed repairs; the Board of Directors has a duty to maintain a satisfactory Reserve Account. The goal is to maintain approximately \$30,000.00 in the Reserve Account. Professional Long Term Forecasters recommend that an HOA maintain a minimum of \$3,000.00 per unit in reserves.

The Special Assessment will be effective June 1, 2022. Your payment is due in full no later than July 1, 2022.

Thank You,

Realty One, Inc., Managing Agent
Prospect Heights Board Directors