

**Steve Wood**  
**President**  
**Beaver Bench Condominium Owners Association**  
**PO Box 934, Avon, CO, 81620**  
[www.BeaverBench.com](http://www.BeaverBench.com)

**June 1, 2012**

To: Members of the Beaver Bench Condominiums Owners Association  
CC: Shawn Primmer at Silver Eagle Management; Sara Fahrney and Becky Schweitzer at Vail Tax & Accounting

Greetings fellow Beaver Bench Owners,

On behalf of my fellow Directors, I hope this spring mailing finds you well on the way to a great summer. In this first contact with you since February, when I notified all Owners of our Annual Meeting in March, I must report that, due to a turnout of less than 24% of our Membership, including proxies, there was far from a Quorum present and, therefore, no official Association business could be conducted. I thank those who did attend for the ensuing, spirited conversation.

The business of the Association moves forward, nevertheless. I am pleased to inform you of the following developments:

- Monthly billing cycle — Beginning with the next statement, which you'll receive in September, Owners will receive statements in the U.S. Mail at or near the first of every month — instead of quarterly, which the Association has been doing for many years. The annual total of assessment payments will remain the same for all Units based on square footage. Monthly payments will be \$130.57 for studios; \$179.54 for one-bedroom units; \$251.82 for two-bedroom units; and \$341 for three-bedroom units.
- Late fees and finance charges — Effectively, these will remain the same. Assessments for estimated common expenses shall be due on the first day of each month. If any assessments remain unpaid 14 days after the due date, a penalty equal to 18% of the unpaid assessments shall be imposed. The 18% penalty will be imposed on the 15th of each month thereafter so long as such assessment remains unpaid. Additionally, a \$50 late fee shall be imposed if assessments remain unpaid 30 days past the due date; late fees shall be imposed quarterly until the assessments have been paid in full.
- E-mail statements — The Beaver Bench, beginning in September, will offer monthly statements via email instead of "snail mail." Whether you would like to receive your statements online or in the mail, please complete the attached Owner Info Request Form and include it with your next payment. For more information, contact Becky Schweitzer at our accounting firm, Vail Tax & Accounting, at 970-949-5383 ext. 9 or [accounting@vailbooks.com](mailto:accounting@vailbooks.com).
- Website — Due to a banking/billing error, our website, [www.beaverbench.com](http://www.beaverbench.com), went offline last year. Another version of the website is in the works and should be online soon.
- Fireplace and chimney inspections — Our property manager, Shawn Primmer of Silver Eagle Management, and a local vendor, will be conducting mandatory inspections of fireplaces and chimneys in every unit this summer. All Residents of the Beaver Bench will be notified and will need to make arrangements for entry to their units within a period of several days. Owners will

see the expense of their inspections on their next statements. For more information, call Mr. Primmer at 970-926-2746.

- Stairwell maintenance — Residents should be aware that maintenance to some of the entryway stairs, mainly replacing and painting worn steps, will be ongoing throughout the summer. For more information, call Mr. Primmer at 970-926-2746.

In an ongoing effort to keep the Beaver Bench looking its best, I take this opportunity to remind all Owners — and please follow through with your Tenants — at the Beaver Bench of our longstanding Rules and Regulations regarding items on our patios and decks. Only the following are allowed; other items can result in fines:

- Furniture designed and intended for outdoor use.
- One cooler no larger than 24"x15"x15" (54 quarts).
- Hummingbird feeders, providing they do no damage to the complex's exterior.
- Not more than one-half cord of wood, stacked in acceptable fashion.
- One (1) grill, either gas or electric, placed in-use at least 2 feet from any walls, as to protect the vinyl siding. No charcoal grills are permitted.
- No more than two bicycles, which shall not be suspended from decks or ceilings.
- Flower pots and planter boxes that do not damage the complex's exterior.

The Board and our Property Manager also encourage all Owners and their Tenants to:

- Place all trash and disposable items, including furniture, inside the trash bin at all times. And, in your normal rounds through Community areas, if you see an occasional item of litter, please feel free to pick it up and throw it in the trash bin. A little Good Samaritan action on everyone's part can go a long way.
- Remove any privately owned items from entryways and staircases as soon as possible or they may be removed by our property manager. These areas are common property — not convenient places to store privately owned items — and are to be kept clutter free.
- Properly curb pets and clean up after them. Dogs on community property are to be accompanied by their owners, on a leash, at all times.

Lastly, on behalf of the Board of Directors, I urge your participation in keeping the Beaver Bench a great place to live, as well as a great investment. If you have comments and/or suggestions for how the Board can better manage our Association's affairs, please feel free to lob in a letter to the above address. For matters regarding management and/or maintenance of the Property, please contact Mr. Primmer at Silver Eagle Management by phone at 970-926-2746 or by fax at 970-926-1305.

Sincerely,



Steve Wood  
President, Beaver Bench Condominium Owners Association