

MID-TOWN OWNERS ASSN

NEWSLETTER

January—2018

Greetings to All Mid Town Owners Assn Residents ~

Board of Directors

Mary Weiss

Brian Rauscher

Owen Lunz

The Annual Homeowners Meeting and Budget Ratification has been scheduled for January 23rd, 2018 from 6:00—8:00pm and will be held at the home of Owen Lunz—204 Saint Ida Circle. Please make plans to attend this meeting or send in the enclosed proxy. The 2018 budget will be discussed in detail at the Annual Meeting, prior to ratification by the Homeowners.

An election to the Board will also be held, as Mary Weiss' current term on the Board is complete. Candidates must be a listed owner of a property within the Association, attend Board Meetings and be able to communicate via email timely, in order to be considered. If you are interested in volunteering to be a Board Member, you are encouraged to attend the Annual Meeting and announce your nomination.

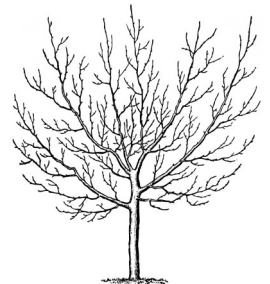
The Board would like to remind homeowners that property maintenance is of the utmost importance when living in a community such as MidTown. Properties with mature trees or shrubs overhanging fence lines, sidewalks or the street should be pruned timely and regularly. Properties not maintained are in violation of the Covenants so be sure to do your part to keep these items maintained.

As we continue to experience warm dry temperatures, winter watering is very much encouraged. Winter watering is recommended to prevent root damage of the lawns, trees and perennials. Be sure to only water when the soil and air temperatures are above 40°F.

We look forward to seeing everyone at the upcoming Annual Meeting of Homeowners!

Respectfully,

The Mid Town Owners Assn Executive Board



Semi-Annual Assessments & Payment Options

Payments are due January 1st and June 1st and are considered late if not received by the 15th. All past due accounts are charged late fees in accordance with the collection policy of the Association.

ACH Payment: An Automatic Payment Program is available for the payment of the semi-annual assessment. Once enrolled in the service, your assessment payment will automatically be deducted from your checking or savings account. *There is no fee for this service.*

Check Payment: Make checks payable to Mid Town Owners Assn & mail to Foster Management.

Online Payment: You may make a payment using a credit card via PayLease. There is a small fee associated with this option.

Pick up after your pet... Please

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, you're liable to step in one such reminder! Besides being unsightly and smelly, animal waste can be hazardous to the health of children who play in the community as well as other pets. Be sure to immediately clean up after your pet—on a regular basis.

When walking your dog in the community, remember that it should also be leashed at all times. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of the community, but also towards the elimination of one of the most irritating nuisances.



THANK YOU FOR YOUR COOPERATION!

ATTENTION ALL HOMEOWNERS:

As of December 1, the Foster Management office relocated. Please update your records to send all payments to the new mailing address:



MID TOWN OWNERS ASSOCIATION

c/o Foster Management

700 Ken Pratt Blvd., STE 111

Longmont, CO 80501

If you have your payments set up through your bank's bill pay service, please contact your bank and update the payment address.

A map of the new office location is provided on the www.FosterMgmt.net website for your reference. Marcy Nicholas is your community contact and can be reached directly at (720) 699-9032 or via email at Marcy@FosterMGMT.net.



Rock the Proxy ~ Make your Property Count!

An election is coming up, and even if you're unable to attend the membership meeting and election, you can still vote by proxy.

A proxy is the written authorization that allows one person to appoint another (the proxy holder) to vote on his or her behalf. State law and the association's governing documents specify that the association can use proxy voting.

Why would you use a proxy? Maybe you're traveling during the election or have other obligations that prevent you from attending the meeting, but you still want your voice to be heard.

If you're interested in using a proxy, one is in this newsletter or call management for additional copies. Simply indicate the name and address of the individual you're appointing to cast your vote. Then list your name, property address and sign and date the form.

The association can only accept one proxy form per address, so be sure to fill out your form accurately. Be sure to note that by assigning your proxy to another person, you've authorized the proxy holder to vote for you as he or she sees fit. The proxy holder is responsible for voting or abstaining from a vote.

Fax or Email the Completed Proxy to Foster Management No later than January 22nd, 2018.

2017 ANNUAL /2018 BUDGET RATIFICATION MEETING

NOTICE

The Annual / Budget Ratification Meeting of Mid-Town Owners Association will be held at 6:00pm on January 23rd, 2018 at the home of Owen Lunz—**204 Saint Ida Circle**.

This meeting is being held in accordance with the legal documents of the Association. **The Board encourages all homeowners to attend this very important meeting.** Please make plans to attend or submit the enclosed proxy if you are unable to attend the meeting. The purpose of this meeting is to elect one (1) Board member to serve a term of three (3) years. This is a volunteer position requiring attendance to Board meetings and the ability to communicate via email timely. This is an excellent opportunity to get involved in the decision-making process of your community.

The second purpose of this meeting is to ratify the 2018 budget. The budget is based on assessments for the association at \$120 bi-annually. A copy of the Board-approved budget is included within this newsletter. The budget will be automatically ratified unless 51% of members entitled to vote appear at the meeting and vote to reject the budget. This shall serve as official notice of the meeting in Accordance with the legal documents of the Association.

AGENDA ITEMS:

- Call to Order
- Verification of Annual Meeting Notice and Quorum
- Budget Presentation / Ratification
- Election of Board Members (1 Position Available)
- Open Forum (limited to 30 Minutes)

2018 Proposed Budget:

Anticipated Operating Cash as of 01/01/18	\$7,355
Annual Dues Income (31 units@\$120/Bi-Annual)	\$7,440
Operating Expenses:	
Insurance	560
Grounds Repairs & Maint	600
Internet/Website	20
Filing Fees	50
Funding of Reserves	2,000
Total Operating Expenses	\$3,230
Administrative Expenses:	
Management Fee	\$3,300
Legal Fee	500
Accounting / Tax Prep	250
Postage	75
Total Administrative Expenses	\$4,125
Total Expenses	\$7,355
Anticipated Operating Cash as of 12/31/18	\$7,440
Anticipated Reserves Cash as of 01/01/18	\$3,010
Transfers In	\$2,000
Anticipated Reserves Cash as of 12/31/18	\$5,010

Annual Meeting Proxy—Please complete and return if you are Unable to attend the Annual Meeting

**Mid Town Owners Assn
C/O Foster Management
700 Ken Pratt Pkwy—Ste #111
Longmont, CO 80501
PH:(303) 532-4148 FAX:(888) 697-8805**

**Items to be voted on at the Annual Meeting Include:
*Election of 1 Board Member
Ratification of 2018 Operating Budget***

I hereby authorize _____ **OR** M. Weiss, O. Lunz or B. Rauscher (**CIRCLE ONE**) as a Board Member to cast ballots and/or vote on my behalf at the 2018 Annual / Budget Ratification Meeting of Mid Town Owners Assn. This proxy and appointment includes the right of the proxy to substitute a successor proxy and the right of the proxy to vote at all adjourned meetings of the Annual/Budget Ratification Meeting as presently scheduled.

Unit Owner Name

Unit Address

Unit Owner Signature

Date

NOTE: THIS PROXY MUST BE SIGNED AND DATED IN ORDER TO BE VALID

If you cannot attend this meeting and would like to have another represent your vote, please insert the name of the attending Homeowner or Board member you would like to represent your interests. **Please mail or fax your completed proxy to the address listed above no later than 01/22/2018.**

Design Review Requests -

Are you getting ready to make an improvement to your house or build a new shed or re-roof your home? Before you break out the miter saw, make sure to get your plans approved by the Mid Town Owners Assn first. Download the Design Review Request Form from the HOA Website—www.MidTownOwners.org

While it may seem arbitrary from an individual homeowner's standpoint, the Design Review Committee or Board of Directors looks out for the entire community. Aside from stopping residents from painting pink polka dots on their houses, the committee's job is to make sure that the size and style of the project, the type of building materials being used and the overall look of the new structure adhere to the association's design requirements. Not only does this keep the community looking cohesive, it also helps to keep property values up by preventing individual structures from standing out. Of course, it's also important to note that unapproved structures might legally have to be removed at the owner's expense, so save yourself money and headaches by getting approval first.

When you're ready to start your new project, or if the design of your project changes midway through building it, send your plans to Foster Management first. We appreciate all the hard work residents have done to make their homes and this community beautiful.



Annual Disclosure—

In accordance with the Colorado Common Interest Ownership Act, all homeowners and residents are hereby notified of the following annual disclosures:

The Association has established a website www.MidTownOwners.org for an efficient and cost effective way to distribute the following information.

Copies of the following Governing Documents are available:

Articles of Incorporation—Bylaws—Declaration—Design Review Guidelines—Policies of the Association.

Financial Information of the Association including:

The fiscal year of the Association is January 1—December 31.

The annual assessments have been set at \$240, billed in bi-annual payments of \$120

2018 Ratified Operating Budget

Annual Financial Statements of the Association.

Minutes of the Board of Director Meetings.

All of the above information is available for viewing on the Association's website, please contact the management company to request copies of the information.