

OROFINO HOMEOWNER'S ASSOCIATION ASSOCIATION NEWSLETTER 2006

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WHAT'S NEW AT OROFINO?

Winter is here and the ski slopes are open. Summit County had above average snowfall in November and December- leading to great early season ski conditions. Most of the local ski mountains had 100% of their terrain open by the beginning of December!

All of the landscaping was trimmed this summer to give Orofino a cleaner exterior look.

Also, Orofino's maintenance crew replaced the building 4 lower concrete

walkway which was warped and created a serious drainage problem.

Next summer, Orofino will get a facelift with a new coat of exterior paint and a sealant on the concrete

exterior. This improvement should update Orofino for a more polished look.

Please make sure that you are picking up after your pet. To help encourage the picking up of pet waste, Management will be installing waste disposal bags at buildings 1, 3, and 5.



ANNUAL MAINTENANCE FEES INCREASE AND 2006 SPECIAL ASSESSMENT

DUES INCREASE:

The Board of Directors for Orofino decided to increase the monthly Association dues for Orofino wholly-owned units from **\$210/month to \$230/month**. The reason for the increase is to build reserves for future major expenses such as hot tubs, roof repairs/replacements, and parking lot replacement.

2006 ASSESSMENT:

Along with the dues increase, the Board of Directors voted to assess a one-time fee of **\$750** from each Orofino owner in order to raise \$50,000 in funds to be used toward painting and sealing the exterior of the buildings in the summer of 2006. **The assessment can be paid in one lump sum or in a payment schedule of \$250 due on February 15, April 15, and June 15.** Please contact Neale at Americana Resort Properties at (970) 468-8363 or neale@summitlodging.com if you have any questions or concerns about this assessment.

FRIENDLY SNOW REMINDER

With the heavy snowfall this year, it is more important than ever that you move your vehicle between 8am and 4pm on days when more than 4 inches of snow has fallen. Moving your vehicle allows the snow removal company to do a good job of keeping the parking lot clear.

NEW OROFINO WEBSITE

As of January 1, 2006, you can read about Orofino at www.oroфинohoa.com. This site will be a resource for Association policies, documents, and financials as well as board meeting minutes and the Annual Meeting minutes. Make sure to check this site out periodically to read news about Orofino!

WINTER HAS ARRIVED!

While enjoying this season's holiday parties and New Year's celebrations, please make sure that your property is ready for the winter. If you travel during the holidays, make sure that your heat is left at a temperature that will keep your pipes from freezing. We imagine that there are few things worse than coming home from vacation to burst pipes!

If you have friends coming to visit you during the winter, please be aware that Americana Resort Properties sells discounted lift tickets. For prices, please check out www.americanaresorts.com or call (970) 468-8363. Americana also has discount vouchers for rental equipment in its' office.

Be careful on the slopes and enjoy the season!

Update us! Please review your statement information and let us know if your address or phone number has changed. We welcome your e-mail address too. Keeping this information current allows us to contact you if there are problems with your account or news from Orofino that you should know about.

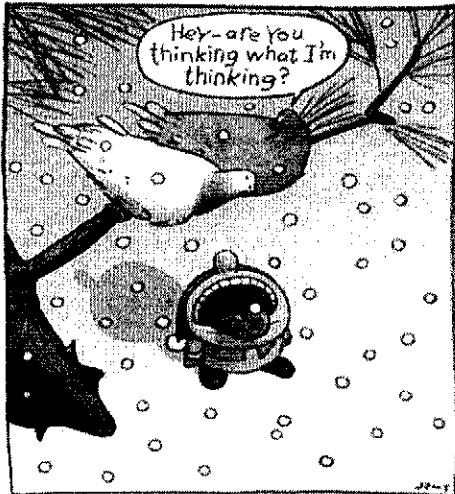
**2006 HOMEOWNERS ASSOCIATION BUDGET
MONTHLY BUDGET PER UNIT (WHOLLY OWNED)**

Income

Monthly Association Dues	\$230.00
2006 Special Assessment	\$62.50
Miscellaneous	\$.86
Total Income	\$293.36

Expenses

Building and Condo Maintenance	\$35.71
Trash Removal	\$14.29
Snow Removal	\$16.96
Spa Maintenance	\$20.00
Spa Parts	\$1.43
Gas & Electricity	\$9.76
Water & Sewer	\$42.86
Management	\$26.31
Grounds Maintenance	\$23.21
Insurance	\$15.71
Legal Fees	\$4.29
Administrative \$ Miscellaneous	\$13.19
Painting/Sealing of All Buildings 2006	\$62.50
Total Expenses	\$286.21



HOW TO REACH US

The Orofino Homeowner's Association is managed by *Americana Resort Properties*.

Our winter hours are:

Monday-Saturday 8:30am-6pm

Sunday 12:00 noon-6:00pm

Phone: (970) 468-8363 www.americanaresorts.com

info@summitlodging.com

