

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.

