



August 2010

Dear Columbine Lakes R2 Homeowner:

To properly resolve various delinquency problems that arise from time to time, Westwind Management Group, Inc. proposed an amended "Delinquency Policy" at the Board meeting held August 9, 2010. The Board unanimously approved the **amended** delinquency policy.

Columbine Lakes Recreation and Maintenance Association's monthly maintenance fee is due on the **FIRST** of each month. Columbine Lakes Recreation and Maintenance Association allows a grace period until the **LAST DATE** of the month. If your payment is not received by the **LAST DAY** of the month, a 10% per annum interest will be assessed to your account as well as a \$30 cost of collection fee to pay for our additional collection work and suspension of all recreational privileges.

The following are Board-approved collection charges that will be added to your account if a maintenance fee becomes delinquent. **PLEASE REMEMBER MAINTENANCE FEES ARE DUE BY THE 1ST OF EACH MONTH.**

- A. If no payment is received by the **LAST DAY** of the month a delinquency notice is sent.
10% PER ANNUM, RECREATIONAL PRIVILEGES SUSPENDED AND \$30.00 COST OF COLLECTION CHARGE BY WESTWIND
- B. Forty-five (45) days delinquent, a final notice will be sent.
\$30.00 COST OF COLLECTION CHARGE BY WESTWIND
- C. If the delinquency problem is not resolved within sixty (60) days after it is due, your home will be liened for the delinquent assessments and accumulated late and/or collection charges and will be turned over to the Association's attorney for prompt legal action. -- **\$125.00 COST OF COLLECTION CHARGE PLUS ATTORNEY FEES**

Delinquent monthly maintenance fees can be a very critical problem and Westwind Management takes collection of those fees very seriously. Please help us, and especially yourself, by keeping your monthly maintenance fees current.

THIS COLLECTION AND LATE CHARGE POLICY WILL TAKE EFFECT AUGUST 9, 2010.

Sincerely,
For the Columbine Lakes Recreation and Maintenance Association Board of Directors

Kent Kuhlmann, CMCA®
Association Business Manager



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