

Upper Village Homeowners Association

P. O. Box 3661

Breckenridge, Colorado 80424

May 28, 2009

Dear Homeowner Association President:

The special meeting was held on May 23, 2009 for the purpose of a vote by the members on a projected pool renovation and special assessment to fund the renovation. The motion was passed with 254 votes for and 143 votes opposed. The amount of the assessment for each Owner is shown on Exhibit A in the column headed *Modified Assessment*. For Owners participating in the Valdoro subsidy, Valdoro will transfer your share of their contribution upon receipt of the Owners payment by the UVHOA. At the conclusion of the project any excess funds will be rebated to Owners on the same basis as the initial assessment.

With the approval of the project on May 23, 2009, construction is estimated to begin by between July 20, 2009 and August 1, 2009. Construction time is estimated to be five months with projected opening for Christmas week. The pool will be unavailable for use during this late summer-fall period of time.

We have posted the minutes from the special meeting on our website: www.uvhoa.com.

Enclosed is your statement representing the special assessment plus the normal budgeted quarterly assessment due July 1, 2009. The special assessment will be considered late August 1, 2009 if the UVHOA has not received payment. If you anticipate any problem in paying your special assessment in July, we would appreciate being advised of that fact.

Please let me know if you should have any questions.

Sincerely,

Wade Dover

President

281-728-1682 or wwdover@juno.com