

Prairie Crossing Homeowners Association

To: All Members of Prairie Crossing Homeowners Association
From: PCHOA Board of Directors
Subject: Enclosed 2007 Budget Documents and Revised Guidelines

In accordance with Article 6.01 of the By-Laws of the Prairie Crossing Homeowners Association, the Board of Directors prepared an estimate of the total amount necessary to pay for the day-to-day operations of the Homeowners Association along with an amount to be placed in reserve for contingencies and replacements for calendar year 2007. This estimate was prepared and reviewed during the past few months. At the special open meeting held on Monday, November 27, 2006, the Board completed the estimating and passed a motion to present this estimate to the members of the Association.

Enclosed with this memo, you will find the finalized budget for 2007. You will find notes listed with certain budget items. Explanations for these line items may be found within the accompanying document entitled *Explanatory Notes to Budget for 2007 Operating Costs*.

This budget will be adopted at the next open meeting of the Association to be held on Thursday, January 4, 2007.

Enclosed in this packet, you will find the revised Prairie Crossing Guidelines dated November 2, 2006. This document explains in better detail the design restrictions that are placed on all homeowners. These guidelines were taken from the Governing documents that are attached to each of our properties. When we signed on the dotted line, we agreed to be held to these governing documents. This guide also explains the process for requesting a review of changes to the exterior of your house and the guidelines that the Architectural Review Committee (ARC) will use during that review.

This document was revised over this past winter based on the various clarifications that were made while reviewing requests made to the ARC as well as comments made to the ARC and Board. During the summer, the proposed revisions were posted on the PCHOA web site with an open comment period. Some additional changes (mostly to consistency in wording) were made based on those comments.

These revised Guidelines were approved by the Board at their meeting held on November 2, 2005.

This document is being distributed to all members so that you have a copy of it. It is maintained and published also on the PCHOA Web site at <http://www.pchoa.com>.

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