



Edelweiss Maintenance Commission

PO Box 846 Winthrop, WA 98862 • Tel 509-996-9897

January 9, 2012

Dear Edelweiss Property Owner:

On behalf of the Management and Directors of Edelweiss I'd like to wish you all warm wishes for the coming year. Over the past year, we have endeavored to ensure that the Edelweiss community is one of the most desirable places to live, either as a full time home or as a vacation retreat. With your help, in the coming year, we pledge to put forth our best efforts in order to continue to improve the extraordinary quality of life that we enjoy in this special place.

Of course Edelweiss cannot be managed without your financial support. Consequently, you will find enclosed your statement of Edelweiss dues and fees for the year 2012. We thank you in advance for your timely response in sending your remittance.

The majority of Edelweiss property owners are well aware of the need for the community to have access to dues and fees in order to operate, and have been prompt to pay such dues and fees when they are invoiced. The Board of Directors and Management thank you for this promptness. It makes it possible for us to do our job in keeping the community running smoothly. Unfortunately, a small number of property owners have been lax in keeping up with their obligations, with the result that the policy regarding overdue payments has been revised. The following outlines the new procedures as approved by vote of the Board of Directors.

Billing - The initial billing invoice will contain:

- Association dues
 - Amounts in arrears from the previous year.
 - The first \$100.00 of the season's snowplowing expense.
 - Yearly water fees where applicable.
 - Yearly garbage fees where applicable.
- (The final snowplowing billing will occur in mid-May).

The Board of Directors has opted to continue with the billing procedure adopted in 2011, which allows property owners to pay their fees in two separate installments; however, as shown below, the collections policy has been revised.

- - **The first installment (association dues, amounts in arrears and the \$100 snowplowing charge) will be due no later than February 15th.**
- - **The second installment (water and garbage fees) will be due no later than March 31.**
- - **The final snowplowing bill will be due one month from the date of the invoice in May.**

Collections - The following interest and penalties shall apply to past due accounts:

1 - All property owner dues, fees and assessments which are received after March 31st will be subject to accumulated interest at the rate of 10% per annum.

2 - In addition, all property owner dues, fees and assessments which are received after March 31st, in any given year, will be subject to a late fee of \$20.00 per month. Such fee will apply at the end of each succeeding month until the balance of the dues or fees are paid. The late fee will be considered as part of the unpaid balance and will accrue interest as such.

3 - If all dues, fees and assessments are not paid by September 31st (6 months after the March 31st due date) notice will be given to the property owner that a lien will be placed on his/her property unless the dues, fees and assessments are paid within 7 business days from the date of the notice.

4 - If a lien is placed on the property, additional charges will apply, including the following:

- The Okanogan County fee to register the lien, currently \$62.00.
- The Okanogan County fee to release the lien, currently \$62.00.
- An Edelweiss Maintenance Commission fee for preparing the lien, currently set at \$50.00
- Any legal fees incurred by Edelweiss Maintenance Commission in connection with imposing the lien and otherwise in collecting the delinquent amount.
- Interest and the \$20.00 per month late fee will continue to accumulate until all charges are paid.

It should be noted that the Board and Management will be extremely reluctant to have to apply the above procedures to any property owners and will be more than pleased if it is not necessary.

One further note - After much work and careful consideration, the Board of Directors has approved the Edelweiss budget for 2012 and it has been posted on our website.

(Note: The public meeting for the ratification of the 2012 budget was held at 10:00 AM at the campground building on February 25, 2012; the budget was ratified by unanimous vote of those present.)

Thank you all again for your support. We look forward to a successful and rewarding 2012.

Yours very truly,

Dick Volckmann
General Manager

