

BOOTH FARMS COMMUNITY ASSOCIATION, INC.

NOTICE

**ANNUAL/BUDGET RATIFICATION MEETING
THURSDAY, NOVEMBER 19, 2009 at 6:00 PM
CARBON VALLEY REGIONAL LIBRARY**

If you are unable to attend the Annual/Budget Ratification Meeting, please complete the following proxy and give it to the person you are authorizing to vote for you. You must designate a specific person and not leave the space blank or open-ended. The person you designate must be at the meeting in order for your vote to be cast. If you wish, you may designate the following Board Members to cast your vote: **Charles Frese, Jeff Jurgena, DeMarie Ingraham, Wendy Gray, Gary Killcoyne, Marilyn McIntyre or Carolyn Miyasaki.** The proxy must be signed and dated. **The Annual Meeting can only take place if a quorum (61 homes) is obtained, so please attend or send your proxy in.**

Items to be discussed and/or voted on at the Annual Meeting of Homeowners includes:
Discussion and ratification of 2010 Budget
Election of 2 homeowners to the Board of Directors for a term of 2 Years.
No other topics are currently scheduled for a vote at this time.

PLEASE DETACH AND RETURN TO FOSTER MANAGEMENT

Booth Farms Community Association
C/O Foster Management
PO Box 6125
Longmont, CO 80501
PH:(303) 532-4148 FAX:(888) 697-8805

I hereby authorize _____ or C. Frese, J. Jurgena, D. Ingraham, W. Gray, G. Killcoyne, M. McIntyre or C. Miyasaki (**CIRCLE ONE**) as a Board Member or to cast ballots and/or vote on my behalf at the 2009 Annual / Budget Ratification Meeting of Booth Farms Community Association. This proxy and appointment includes the right of the proxy to substitute a successor proxy and the right of the proxy to vote at all adjourned meetings of the Annual/Budget Ratification Meeting as presently scheduled.

Unit Owner Name

Unit Owner Signature

Unit Address

Date

NOTE: THIS PROXY MUST BE SIGNED IN ORDER TO BE VALID

If you cannot attend this meeting and would like to have another represent your vote, please insert the name of the attending Homeowner or Board member you would like to represent your interests. Please mail or fax your completed proxy to the address listed above no later than 11/16/09.

Important Information about YOUR HOA

Did You Know:

- The main goal of the Association is to preserve and increase the property values of the properties within the community boundaries. This goal is obtained by the enforcement of the community regulations and design guidelines that all homeowners agreed to when they purchased a home within the community.
- There are a total of 303 residential properties in the Booth Farms Community Association. Of the total, there are currently 16 undeveloped lots. 4 of those vacant lots located on Scenic Ave are prohibited to be built on due to a well that is adjacent to the property. Current information received from the land owner indicates that the well is predicted to be in use for well over 20 years.
- In addition to the park located on Booth Dr that is owned and maintained by the Association, there are 9 smaller parcels of land that are owned by the Association, including the entrances on Cimarron St., Booth Dr, and Colorado Blvd, the walkway between Scenic Ave and Shenandoah Ave, and the Outlot O on the corner of Tenderfoot and Coal Mine St. The large parcel of land to the West of Coal Mine Street that connects to Sunburst Ave is actually owned by the Town of Firestone, but must be maintained by the Association per the development agreement with the town. The land between Thistle Ridge Ave and Tenderfoot to the East of Coal Mine St is owned and maintained by the Town of Firestone. The properties owned/maintained by the Association create a significant cost burden on the Association due to watering, mowing, fertilizing, tree trimming, irrigation repairs, and snow removal.
- The Association removes snow on all Association Owned Common Area Sidewalks. Individual homeowners are responsible for the removal of snow on the sidewalks in front/beside their homes, and the Town of Firestone is responsible for the removal of snow on the city streets.
- The Association contracts for the weekly Trash and Recycling services provided to all homeowners within the community. The current provider is Waste Management.
- Payment of assessments by all property owners within the community is essential to the health of the community. **In accordance with the collection policy of the Association, any account with a balance due is charge a late fee of \$25 in the first month, and \$50 in each subsequent month.** Accounts that remain unpaid for more than 3 months, a lien will be filed against the property in addition to a \$75 lien fee being charged to the account. If payment, or payment arrangements are not made after a lien is filed, the account will be turned over to the collection attorney to seek payment through the court system. All legal fees associated with the collection of the account are charged to the property owner, and legal fees can amount to thousands of dollars in a short period of time. The Board is willing to accept payment plans to resolve delinquent accounts, but please don't wait until the late fees and legal fees have piled up to contact the Board.
- Board Meetings are held on a monthly basis, and are always open to homeowners to attend. Meeting schedules are listed on the Association's website www.BoothFarmsHOA.org. A portion of the meeting is reserved to discuss items with the homeowners to attend. Homeowners are requested to attend to get a better understanding of the day to day decisions that are made that direct the future direction of the Association.