

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, NV 89440

October, 2009

Dear Property Owners:

The following items are included in this mailing:

2009 Annual Dues Notice*

2009 Budget **

Nomination form for 2010 election***

Please take time to carefully review these documents and return your annual dues before January 15, 2010.

* The annual dues for 2010 are \$200.00 per lot. The invoice is enclosed.

** In accordance with NRS. 116, a summary of the proposed budget for the fiscal year 2010 is enclosed. The Board adopted the budget on September 29, 2009. Owners may meet with the Board at the regular meeting at 6:30 pm on January 26, 2010, at the Highlands Fire Station to discuss the budget. Unless a majority of all owners reject the budget, the budget will then be ratified.

*****On June 29, 2010 three Board positions become vacant. The election to fill the three seats will take place at the 2010 Annual Meeting. Please, please consider nominating yourself to be placed on the ballot. If we cannot fill all Board positions, the Association runs the risk of not being in compliance with NRS 116 and becoming subject to fines or having the State appoint a management group and a non resident acting Board. This will cost all of us dollars that will not give us any direct benefits. *All current Board members have been appointed not elected because of resignations and the lack of anyone nominating themselves.* We really need at least four people to step up to the plate and run for a seat so that we can have a truly competitive election where all points of view are represented. Without a Board, this Association will not be able to function. The roads will not be maintained. The snow will not be removed. Plans will not get approved. Bills will not get paid. There will be no management of complaints. This is your community and by taking a Board position you have the opportunity to make it an even better place to live.**

Respectfully,

Craig Chanslor
HRPOA Board President