



Peaceful Bay Resort

Peaceful Bay Resort Homeowner's Association
P.O. Box 731
Lakeside, Montana 59922

NEWSLETTER ~ JULY 2017

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

We are seeking a new Board member. If you a Homeowner with a business or management background and you are interested in becoming a Board member, please tell us a bit about yourself when you email us at PBRHOA.Board@gmail.com Board membership does not come with any perks; Conference Calls are only once each month. This is an opportunity to work towards making a difference while demonstrating your ethical behaviour and good judgement.

Here is a reminder of the for-fee services we offer to Homeowners and Renters. Please contact our Managers (at 406-709-2202 or Manager@PeacefulBayResort.com) if:

- you want us to Rent your unit
- you want to Rent a unit (see attachment for rentals available)
- you want to us to Advertise and Sell your unit
- you want to Purchase a unit listed for sale (see attachments for units for sale)
- you want to rent a Boat Slip
- you Sell your unit on your own and you want us to prepare, process and file documentation to transfer the title from You to your Buyer and/or
- you want to turn your unit back to us.

If you are renting your unit yourself, please complete and submit the Unit User Agreement (copy attached).

As always, advance notice as to whether or not you are going to use your unit is most appreciated.

Please make note of our new:

mailing address:

Peaceful Bay Resort Homeowner's Association
P.O. Box 731
Lakeside, Montana 59922

contact information:

Manager@PeacefulBayResort.com
Phone: (406) 709-2202

Please be assured that we do not sell or share Homeowner contact information with anyone.

Respectfully,

Sam Cole, President



Peaceful Bay Resort

Peaceful Bay Resort Homeowner's Association
P.O. Box 731
Lakeside, Montana 59922

NEWSLETTER ~ JUNE 2017

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

Please make note of our new:

mailing address:

**Peaceful Bay Resort Homeowner's Association
P.O. Box 731
Lakeside, Montana 59922**

contact information:

**Manager@PeacefulBayResort.com
Phone: (406) 709-2202**

We are pleased to introduce our new Advertising and Sale of Homeowner's Units Policy:

- All Homeowners wanting the Peaceful Bay Resort Homeowner's Association (PBRHOA) to advertise and sell any of their units on their behalf will be required to complete the Homeowner's Advertising and Sale of Unit Agreement. Under this Agreement, the Homeowner will:
 - Pay a non-refundable fee of \$100.00 per unit/week to have the PBRHOA advertise on the PBRHOA's website and in the lobbies of our resort. If the Homeowner cancels the advertisement and decides to advertise again later, another fee will be applicable.
 - In the event of a sale, the PBRHOA will retain a minimum of \$200.00 less the \$100.00 advertising fee or 20% of the selling price less the \$100.00 advertising fee. The PBRHOA will prepare documentation, process documentation and file documentation on behalf of the Homeowner and the Buyer for the property transfer.
- To assist Homeowners selling their units on their own, the PBRHOA will prepare documentation, process documentation and file documentation on behalf of the Homeowner and the Buyer for the property transfer. The fee for this service is \$200.00 per unit/week sold.

These fees are not negotiable. If you have any questions regarding this new policy, please contact our Managers.

We are seeking a new Board member. If you a Homeowner with a business or management background and you are interested in becoming a Board member, please tell us a bit about yourself when you email us at PBRHOA.Board@gmail.com Board membership does not come with any perks; Conference Calls are only once each month. This is an opportunity to work towards making a difference while demonstrating your ethical behaviour and good judgement.

Please see the attachment for a list of Homeowner Association Weeks currently for sale. If you or anyone you know is interested in purchasing one or more; please contact our managers by telephone at (406) 709-2202 or by email at Manager@PeacefulBayResort.com Please see the attachment for summer rentals available.

Respectfully,

Sam Cole, President



Peaceful Bay Resort

Peaceful Bay Resort Homeowner's Association
P.O. Box 731
Lakeside, Montana 59922

NEWSLETTER ~ MAY 2017

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

Please make note of our new:

mailing address:

Peaceful Bay Resort Homeowner's Association
P.O. Box 731
Lakeside, Montana 59922

contact information:

Manager@PeacefulBayResort.com
Phone: (406) 709-2202

Our new onsite Managers: Jennifer Wells and Michael Hartman officially started with us on Monday May 1. We wish them every success as they become familiar with our Resort and work to improving each Homeowner and guest's experience. Well in advance, please advise them of your plans to use or rent your week(s). For your check-in convenience, units will be left unlocked until 9:00 PM on Saturdays.

We wish to advise that as of May 31, Worden and Brenda Hardy are no longer involved in the day-to-day operation of our Resort. We sincerely thank them for their efforts over the past many years. If you had made any arrangements with them for dates after May 31, we suggest that you contact our onsite Managers to discuss those arrangements with them.

We wish to remind everyone of the Rental Policies we introduced on June 1, 2015:

- All Homeowners wanting the Peaceful Bay Homeowner's Association to rent any units on their behalf will be required to complete the Homeowner's Rental Agreement. Under this Agreement, the Homeowner will receive 60% of the rental fee and the Homeowner's Association will retain 40% of the rental fee. These rates are not negotiable.
- All Homeowners and renters wanting to use any Boat Slip will be required to complete the Boat Slip Rental Agreement. Under this Agreement, the Homeowner's Association will receive a rental fee of \$75.00 per boat slip per week.

These policies have proven to be successful and have helped to reduce annual increases for maintenance fees and reserve fund fees.

If you are renting your unit yourself, please complete and submit the Unit User Agreement (copy attached).

We have upgraded our WIFI equipment and service. It is much more stable than it has been. We have disconnected the party line telephones in our eight units and replaced them with one (party line) telephone in each main floor corridor. These are available for Emergency Use and for local calls.

Please see the attachment for a list of Homeowner Association Weeks currently for sale. If you or anyone you know is interested in purchasing one or more; please contact our managers by telephone at (406) 709-2202 or by email at Manager@PeacefulBayResort.com Please the attachment for summer rentals available.

Respectfully,

Sam Cole, President



Peaceful Bay Resort

Peaceful Bay Resort Homeowner's Association
P.O. Box 731
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NEWSLETTER ~ APRIL 2017

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

Please make note of our new:

mailing address:

Peaceful Bay Resort Homeowner's Association
P.O. Box 731
Lakeside, Montana
59922

contact information:

Manager@PeacefulBayResort.com
Phone: (406) 709-2202

On behalf of your Board, we wish to thank those Homeowners who attended our Annual General Meeting on Saturday April 8, 2017. Please make note of the following:

- Michelle McDowell and Jan Stergar have resigned as Board members. Sincere thanks to Jan and Michelle for their contributions to our Homeowner's Association and to the Board.
- Two long term Homeowners and former Board members joined our Board. Please welcome back
 - Jerry Sommers and Cliff Bennett.
 - These gentlemen bring us a wealth of experience in terms of management, marketing, spending controls, relationship building and foresight. Both are known and respected for their ethics and professionalism. Cliff and Jerry, we thank you in advance for helping raise the standards at our resort.
- Maintenance and Reserve Fund Fees for 2018 will increase from \$440.00 to \$450.00.
- We introduced our new Onsite Managers: Jennifer Wells and Michael Hartman are relocating from Colorado to join us. Michael was raised in "the canyon". They are "coming home" and we are most pleased that they will be joining us. They will officially start with us on Monday May 1, 2017.
- We plan to improve the WIFI service at our resort before summer.

Please see the attachment for a list of Homeowner Association Weeks currently for sale. We ask that you help us market these weeks by making your acquaintances, friends and family members aware of our ownership opportunities. Interested in purchasing one or more; please contact our managers:

- Phone (406) 709-2202
- Email: Manager@PeacefulBayResort.com

If you are renting your unit yourself, please complete and submit the Unit User Agreement (copy attached).

Respectfully,

Sam Cole, President



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NEWSLETTER ~ MARCH 2017

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

On behalf of your Board, we wish to remind our Homeowners that our next Annual General Meeting will be held at the Lakeside Community Chapel Fellowship Building (at rear), 236 Adams St, Lakeside, Montana at 1:00 PM on Saturday April 8, 2017. If you are unable to attend, please complete a PROXY (copy attached) for each Unit/Week that you own. Provide your appointee with your completed PROXY(s).

2016 was a busy year for our Peaceful Bay Resort & Club. Our achievements include:

- New Queen size mattresses for each master bedroom.
- Boat Dock repairs.
- Repair of serious structural damage of our former "cottage" and resolution of cause (drainage issue).
- Renovation of our former "cottage" to create our onsite manager's residence.
- New Half Baths in six units.
- (February 2017) New Half Baths in the remaining two units.

Come to our Annual General Meeting to meet our new onsite managers for the first time. They will officially commence working with us on Monday May 1, 2017.

Please see the attachment for a list of Homeowner Association Weeks currently for sale. We ask that you help market these weeks by making your acquaintances, friends and family members aware of our ownership opportunities. Interested in purchasing one or more; please contact Brenda Hardy:

Two Board members have given notice to resign in April. Consequently, we are looking for two Homeowners with a business, professional or semi-professional background to serve as Board members. Bring us your vision for the future of our Peaceful Bay Resort & Club.

If you are a Homeowner and you are interested in becoming a Board member, please email us at PBRHOA.Board@gmail.com Tell us a bit about yourself and your interest in serving. Board membership does not come with any perks, but does require a hands-on commitment. Conference Calls are monthly. This is your opportunity to work towards making a difference while demonstrating your professional and ethical behaviour. Help us to continue to raise our standards and to transition our Peaceful Bay Resort & Club to onsite management in 2017.

If you are renting your unit yourself, please complete and submit the Unit User Agreement (copy attached).

Respectfully,

Sam Cole, President



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NEWSLETTER ~ FEBRUARY 2017

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

Please see the attachment for a list of Homeowner Association Weeks currently for sale. We ask that you help market these weeks by making your acquaintances, friends and family members aware of our ownership opportunities. Interested in purchasing one or more; please contact Brenda Hardy:

2016 was a busy year for our Peaceful Bay Resort & Club. Our achievements include:

- New Queen size mattresses for each master bedroom.
- Boat Dock repairs.
- Repair of serious structural damage of our former "cottage" and resolution of cause (drainage issue).
- Renovation of our former "cottage" to create our onsite manager's residence.
- New Half Baths in six units.
- (February 2017) New Half Baths in remaining two units.

We are currently recruiting for a long-term, part-time onsite manager. This position is a good fit for a retired or a semi-retired couple. We are experiencing very positive progress so far.

Two Board members have given notice to resign in April. Consequently, we are looking for two Homeowners with a business, professional or semi-professional background to serve as Board members. Bring us your vision for the future of our Peaceful Bay Resort & Club.

If you are a Homeowner and you are interested in becoming a Board member, please email us at PBRHOA.Board@gmail.com Tell us a bit about yourself and your interest in serving. Board membership does not come with any perks, but does require a hands-on commitment. Conference Calls are monthly. This is your opportunity to work towards making a difference while demonstrating your professional and ethical behaviour. Help us to continue to raise our standards and to transition our Peaceful Bay Resort & Club to onsite management in 2017.

If you are renting your unit yourself, please complete and submit the Unit User Agreement (copy attached).

On behalf of your Board, we wish to remind our Homeowners that our next Annual General Meeting will be held at the Lakeside Community Chapel, 236 Adams St, Lakeside, Montana at 1:00 PM on Saturday April 8, 2017. If you are unable to attend, please complete a PROXY (copy attached) for each Unit/Week that you own. Provide your appointee with your completed PROXY(s).

Respectfully,

Sam Cole, President



Peaceful Bay Resort

Peaceful Bay Resort Homeowner's Association
P.O. Box 731
Lakeside, Montana 59922

NEWSLETTER ~ JANUARY 2017

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

Our August 2016 Newsletter included a request for payment of the 2017 Maintenance Fee and the 2017 Reserve Fund Fee of \$440.00 per unit/week. We wish to thank everyone who has already forwarded their payments to us. We sincerely appreciate that we have received most of the 2017 Fees. If you have not yet sent your payment or if your payment was not post marked by December 31, 2016 you have now been assessed a late fee in the amount of \$75.00 for each unit/week.

Please see the attachment for a list of Homeowner Association Weeks currently for sale. If you are interested in purchasing one or more, please contact Brenda Hardy:

Construction of the last two half baths has started and should be completed very soon.

2017 will be a year of transition for our Peaceful Bay Resort & Club. We have completed the renovation of our former "Cottage". The building had some serious structural issues on the southwest corner caused by a lack of drainage and a collection of moisture over time. The result was a rotting bottom wall plate and rotting wall studs. The drainage concern has been addressed and the rotten lumber has been replaced.

We are currently recruiting for a long-term, part-time onsite manager. This position is a good fit for a retired or a semi-retired couple. We hope to fill this position in a month or so.

We need two new Board members as two individuals have given notice to resign in April. We are looking for two Homeowners with a professional or semi-professional background to serve as Board members. If you are a Homeowner and you are interested in becoming a Board member, please email us at PBRHOA.Board@gmail.com Please tell us a bit about yourself and your interest in serving. Board membership does not come with any perks and does require a hands-on commitment. Conference Calls are monthly. This is an opportunity to work towards making a difference while demonstrating your professional and ethical behaviour. Help us transition our Peaceful Bay Resort & Club to onsite management in 2017.

On behalf of your Board, we wish to remind our Homeowners that our next Annual General Meeting will be held at 1:00 PM on Saturday April 8, 2017 at our Peaceful Bay Resort in Lakeside, Montana.

Respectfully,

Sam Cole, President



Peaceful Bay Resort

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P.O. Box 731
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NEWSLETTER ~ DECEMBER 2016

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

Our August 2016 Newsletter included a request for payment of the 2017 Maintenance Fee and the 2017 Reserve Fund Fee of \$440.00 per unit/week. We wish to thank everyone who has already forwarded their payments to us. ***And, just a reminder, if you have already prepaid a lesser amount for your 2017 Fees, please pay the balance before December 31, 2016 to avoid being charged the late fee of \$75.00 per unit/week.***

Please see the attachment for a list of weeks currently for sale. For the month of December 2016 only we are offering a 20% discount on prices listed to existing homeowners only. This will be on a first-come, first-served basis. This is a great one-time opportunity to own more time at our Resort. To be clear, the purchase prices listed in the attachment will be reduced by 20% to existing Homeowners only. If you are interested, we suggest that you react quickly by contacting and making arrangements with Brenda Hardy:

To qualify for the 20% discount off of the listed prices, you must be a Homeowner and we must receive your payment for the purchase and for the 2016 and/or 2017 fees all on or before December 31, 2016.

Although there are no vacancies at the present time, we are always happy to become aware of individuals interested in serving as Board members. If you are a Homeowner and you are interested in becoming a Board member, please tell us a bit about yourself and your interest in serving. Please email that to us at PBRHOA.Board@gmail.com Board membership does not come with any perks and does require a hands-on commitment. Conference Calls are monthly. This is an opportunity to work with great people and make a difference.

We are pleased to advise that the renovation of the "Cottage" on our property has now essentially been completed. This will be the residence for our new Onsite Manager Couple. We need your help in filling this new position. If you know of an eligible couple interested in managing our resort, please have them email us at PBRHOA.Board@gmail.com Some desirable skills and qualifications will include strong customer service skills, experience in Homeowner Association management, housekeeping, landscaping, property & building maintenance, pool & hot tub management and HVAC systems.

2016 has been a very busy year with the completion of dock repairs, replacement of all queen size mattresses, the completion of six half baths and the renovation of the "Cottage". We plan to commence construction on the remaining two half baths as soon as possible in 2017.

We thank you, our Homeowners for your support and we wish each of you a very Happy New Year.

Respectfully,

Sam Cole, President



Peaceful Bay Resort

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P.O. Box 731
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NEWSLETTER ~ NOVEMBER 2016

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

Our August 2016 Newsletter included a request for payment of the 2017 Maintenance Fee and the 2017 Reserve Fund Fee of \$440.00 per unit/week. We wish to thank everyone who has already forwarded their payments to us. ***And, just a reminder, if you have already prepaid a lesser amount for your 2017 Fees, please pay the balance before December 31, 2016 to avoid being charged the late fee of \$75.00 per unit/week.***

Please see the attachment for a list of weeks currently for sale. For the month of December 2016 only we are offering a 20% discount on prices listed to existing homeowners only. This will be on a first-come, first-served basis. This is a great one-time opportunity to own more time at our Resort. To be clear, the purchase prices listed in the attachment will be reduced by 20% to existing Homeowners only. If you are interested, we suggest that you react quickly by contacting and making arrangements with Brenda Hardy:

To qualify for the 20% discount off of the listed prices, you must be a Homeowner and we must receive your payment for the purchase and for the 2016 and/or 2017 fees all on or before December 31, 2016.

Although there are no vacancies at the present time, we are always happy to become aware of individuals interested in serving as Board members. If you are a Homeowner and you are interested in becoming a Board member, please tell us a bit about yourself and your interest in serving. Please email that to us at PBRHOA.Board@gmail.com Board membership does not come with any perks and does require a hands-on commitment. Conference Calls are monthly. This is an opportunity to work with great people and make a difference.

We are pleased to advise that the renovation of the "Cottage" on our property has now essentially been completed This will be the residence for our new Onsite Manager Couple. We need your help in filling this new position. If you know of an eligible couple interested in managing our resort, please have them email us at PBRHOA.Board@gmail.com Some desirable skills and qualifications will include strong customer service skills, experience in Homeowner Association management, housekeeping, landscaping, property & building maintenance, pool & hot tub management and HVAC systems.

2016 has been a very busy year with the completion of dock repairs, replacement of all queen size mattresses, the completion of four half baths and the renovation of the "Cottage". We are please to announce that construction has commenced for two more half baths. Those will be completed soon and we plan to do the remaining two in 2017.

At this time, we thank you our Homeowners for your support and we wish each of you the Best of the Season.

Respectfully,

Sam Cole, President



Peaceful Bay Resort

Peaceful Bay Resort Homeowner's Association
P.O. Box 731
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NEWSLETTER ~ OCTOBER 2016

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

Our August 2016 Newsletter included a request for payment of the 2017 Maintenance Fee and the 2017 Reserve Fund Fee of \$440.00 per unit/week. We wish to thank everyone who has already forwarded their payments to us. ***And, just a reminder, if you have already prepaid a lesser amount for your 2017 Fees, please pay the balance before December 31, 2016 to avoid being charged the late fee of \$75.00 per unit/week.***

Please see the attachment for a list of weeks currently for sale. Week 33 still remains a great summertime ownership opportunity. Please make your family members and friends aware of the current ownership opportunities at our Peaceful Bay Resort. As mentioned before, we are always open to reasonable offers on these unsold weeks. Please do not hesitate to contact us with any questions you may have.

Although there are no vacancies at the present time, we are always happy to become aware of individuals interested in serving as Board members. If you are a Homeowner and you are interested in becoming a Board member, please tell us a bit about yourself and your interest in serving. Please email that to us at PBRHOA.Board@gmail.com Board membership does not come with any perks and does require a hands-on commitment. Conference Calls are monthly. This is an opportunity to work with great people and make a difference.

We are pleased to advise that the renovation of the "Cottage" on our property will be completed by mid November. It will be the residence for our new Onsite Manager Couple. We need your help in filling this new position. If you know of an eligible couple interested in managing our resort, please have them email us at PBRHOA.Board@gmail.com Some desirable skills and qualifications will include strong customer service skills, experience in Homeowner Association management, housekeeping, landscaping, property & building maintenance, pool & hot tub management and HVAC systems.

This past spring, we replaced all queen size mattresses and we put half baths into two units. Construction has now started on two more half baths.

All Homeowners wanting the Peaceful Bay Resort Homeowner's Association to rent any units on their behalf are required to complete our Homeowner's Rental Agreement. Under this Agreement, the Homeowner will receive 60% of the rental fee and the Homeowner's Association will retain 40% of the rental fee.

Just a reminder, if you are making your own arrangements to rent your unit, you are required to submit a completed Unit User Agreement in advance of your renter arriving at our resort. This was introduced in our February 2016 newsletter. A copy is attached for your reference and convenience.

Respectfully,

Sam Cole, President



Peaceful Bay Resort

Peaceful Bay Resort Homeowner's Association
P.O. Box 731
Lakeside, Montana 59922

NEWSLETTER ~ SEPTEMBER 2016

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

Our August 2016 Newsletter included a request for payment of the 2017 Maintenance Fee and the 2017 Reserve Fund Fee of \$440.00 per unit/week. We wish to thank everyone who has already forwarded their payments to us. ***And, just a reminder, if you have already prepaid a lesser amount for your 2017 Fees, please pay the balance before December 31, 2016 to avoid being charged the late fee of \$75.00 per unit/week.***

Please see the attachment for a list of weeks currently for sale. Week 33 still remains a great summertime ownership opportunity. Please make your family members and friends aware of the current ownership opportunities at our Peaceful Bay Resort. As mentioned before, we are always open to reasonable offers on these unsold weeks. Please do not hesitate to contact us with any questions you may have.

Although there are no vacancies at the present time, we are always happy to become aware of individuals interested in serving as Board members. If you are a Homeowner and you are interested in becoming a Board member, please submit your resume or CV along with a cover letter describing your interest in serving. Please email that information to us at PBRHOA.Board@gmail.com Board membership does not come with any perks and does require a hands-on commitment. Conference Calls are monthly. This is an opportunity to work with great people and make a difference.

We encourage Homeowners using their units to report any deficiencies to us before they leave by completing the form on the kitchen table of each unit.

We are pleased to advise that we have nearly completed a renovation of the "Cottage" on our property. It will be the residence for our new Onsite Manager Couple. We need your help in filling this new position. If you know of an eligible couple interested in managing our resort, please have them email us at PBRHOA.Board@gmail.com Some desirable skills and qualifications will include strong customer service skills, experience in Homeowner Association management, housekeeping, landscaping, property & building maintenance, pool & hot tub management and HVAC systems.

This past spring, we replaced all queen size mattresses and we put half baths into two units. Plans are now being made to add two more half baths in November. Additional half baths will be added as funds and logistics permit.

Just a reminder, we really appreciate your "early bird" remittances.

Respectfully, Sam Cole, President
Michelle McDowell, Vice President
Richard Pansky, Treasurer
Jan Stergar, Secretary
Richard Bungay, Board Member
Dan Buls, Board Member



Peaceful Bay Resort

Peaceful Bay Resort Homeowner's Association
P.O. Box 731
Lakeside, Montana 59922

NEWSLETTER ~ AUGUST 2016

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

We are pleased that we were successful in completing maintenance improvements and enhancing the overall appearance of our facility this past spring and summer.

Please see the last page for a list of weeks currently for sale. We were able to rent week 33 this year and it still remains a great summertime ownership opportunity. Please make your family members and friends aware of the current ownership opportunities at our Peaceful Bay Resort. As mentioned before, we are always open to reasonable offers on these unsold weeks. Please do not hesitate to contact us with any questions you may have.

Please consider the attachment to this newsletter to be your invoice for the 2017 Maintenance Fees and the 2017 Reserve Fund Fees. At our annual general meeting in April 2016 the decision was made to increase the combined fee to \$440.00 per unit/week for 2017. Please note that this is due no later than December 31, 2016. Otherwise, there will be a late fee in the amount of \$75.00 for each unit/week postmarked after that date.

If you have already prepaid a lesser amount for your 2017 Fees, please pay the balance before December 31, 2016 to avoid being charged the late fee of \$75.00 per unit/week.

Brenda Hardy continues to work tirelessly for our Homeowners. She is taking care of receiving payments from you.

As always, advance notice as to whether or not you are going to use your unit is most appreciated. If you want to rent your unit, please give advance notice to Brenda.

Just a reminder, we really appreciate the "early bird" remittances.

As your Board, we sincerely thank our Homeowners for their co-operation and their prompt payment of the 2017 fees.

Respectfully,

Sam Cole, President
Michelle McDowell, Vice President
Richard Pansky, Treasurer
Jan Stergar, Secretary
Richard Bungay, Board Member
Dan Buls, Board Member