

The Boundary Association

Dear Boundary Owners,

March 2015

Your Board of Directors has recently retained management and accounting services for the Boundary Association. Please allow me to introduce myself and my company.

Keith Edquist
Edquist Management and Real Estate
dba EMRE LLC
POB 1907

Glenwood Springs, Colorado 81602
970-928-8428 office and fax
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kedquist@usa.net

Please make me your first contact regarding Boundary matters. I should be contacted for any issues or questions regarding landscaping, roofs, decks or snow removal, or any questions regarding outside improvements that might involve approvals from the Board or Master Association such as any outside additions for your townhome, or any other changes contemplated for the exterior of your townhome, its deck, or its landscaping. This will include summer irrigation issues, weeds, dry turf, etc. Ultimately the Board retains responsibility for your Association. I am here to act at their direction and help resolve and inform them of the issues and options.

There will be matters which do not concern either your association or the master association of River Valley Ranch. Often these are resolvable among neighbors, or require attention from a more appropriate authority. If this is the case I will so advise you, but if the calls concern your association and its areas of responsibility or governance, I will act on them and bring them to the attention of your Board.

I have been managing common interest associations in the Roaring Fork and Colorado River Valleys since 1984, and therefore bring you a great deal of experience. I expect to be on the property regularly and will try to introduce myself to you personally when I am there. As owners, each of you pays assessments for the common services necessary to maintain and improve your property's value. Ultimately, this is the function of the Board, Management and the Declarations of Covenants and Conditions for your Association. I will work actively with your Board and with you to accomplish this prime objective of the Association.

****Please note the new address for your assessment payments on the enclosed statements.****

For fourteen years I have worked with Rocky Mountain Accounting Services to provide accounting accuracy and financial transparency to association income and expenses. Your association will have access to accurate reports showing to whom and where your funds have gone on a quarterly basis. Also, each financial report generally includes an aging statement, so that assessment debt remains under watch. Your Board and Management would like to move to emailed statements and to automatic debiting for payment of your assessments should the ownership be amenable to these, as both will save the association mailing costs.

I look forward to meeting many of you over the next few months. I expect to build and maintain a cordial relationship with you, your property, River Valley Ranch and the Boundary. I am pleased to be able to have the business of your Association.

Thank you, Keith Edquist
EMRE LLC

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