

Eagles Nest Property Homeowners Association
PO Box 24419, Silverthorne, CO 80497
www.enpha.org

January 1, 2022

Dear Homeowner,

Your annual dues assessment invoice is enclosed. The dues for 2022 remain at \$200 per property with \$170 designated for annual operations and \$30 for capital and deferred maintenance reserves, unchanged since 2015. The ENPHA Board approved this annual assessment after reviewing and approving the 2022 budget. All property owners are assessed dues equally per the Covenants.

The 2022 operating budget includes \$203K of revenue with annual assessments making up \$163K or 80% of the total. Other operating income includes the cell tower property lease and noxious weed-spraying fees. Operating expenses total \$202K with \$27K allocated for fire mitigation. The capital and deferred maintenance expenditures in the 2022 budget total \$63K which includes additional expenditures for fire mitigation, and projects at the Community Center including a security camera, heaters, roof repairs, and parking lot repairs. There are also funds allocated for the Raven Entrance improvements. Reserve funds at the end of 2022 are expected to be \$293K, including an operating reserve of over 26% of recurring revenue. The full budget will be posted on the website at www.enpha.org.

Noxious Weed-spraying Program – All property owners in the Town of Silverthorne are required by law to mitigate noxious weeds on their property. ENPHA offers a program to all our homeowners to comply with this regulation at a reasonable price. Homeowners in the original Eagles Nest and Three Peaks neighborhoods, who choose to participate in the program for 2022, will pay \$40 per property with a \$5 discount offered to those who **pay the fee along with their annual dues**. Members of Sub-Associations please contact your HOA Presidents for information on the weed spraying program in your areas. More information regarding the noxious weed-spraying program is included in this packet.

Contact Information - We request all homeowners notify us directly of any change in contact information. We also request you provide local contact information if you do not occupy your residence full time in case an emergency occurs regarding your property. A tear strip at the bottom of your invoice is included for this purpose. If paying on-line, you will be able to update your information there. You may also update your information at any time by e-mailing our bookkeeper Peggy Long at info@enpha.org.

Annual Meeting - Our 2022 annual meeting is scheduled for Saturday, March 19, at 3:00 PM. The format of the meeting (virtual, in-person, or hybrid) is pending COVID restrictions and venue availability. The meeting will include an election to fill 3 open Director positions. If you are interested in serving on the Board, please contact George Resseguie, President. A separate mailing with the meeting agenda will be provided 30 days in advance. For other owners' association information and events, check our website at www.enpha.org.

Sincerely,
ENPHA Board

George Resseguie President 970.513.6547	Sandra Mesinger Treasurer 303-588-2484	Julie Chichlowski Secretary 262.339.3054	Paul Camillo Bldg&Grds/DRC 970.390.9007	Ty Drake Environmental 970.445.0744	Kathleen Branch Environmental 303.618.8268	Mike McAntee Vice President 303-618-8268
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