

18th At Walden Council of Co-Owners
Annual Meeting Notice

The Board of Directors would like to invite our homeowner's to the Association's Annual Meeting, on Saturday, January 27, 2007 at 2:00 pm in the clubhouse.

There is one position open for the Board of Directors. Your write-in proxy/ballot is enclosed.

We are pleased to advise that we accomplished and exceeded our goals for 2006. The following was accomplished:

1. Clubhouse was painted and appliances were replaced.
2. Tree trimming was completed.
3. Sprinkler system renovated.
4. One roof was replaced.

Because of the increased cost in utilities and fuel (20%-40% for electricity) and a huge increase in insurance premium the fees were increased 10% for 2007.

Goal for 2007 will continue to be to follow a realistic reserve study, maintain an adequate reserve and enforce the deed violations.

Please make every effort to attend. In order to conduct business we must establish a quorum so if you can't attend, please return the enclosed proxy.

Look forward to seeing everyone.

Respectfully,

Board of Directors
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