

BUCKINGHAM RIDGE HOMEOWNERS ASSOCIATION

c/o Robert Drew Property Management, Inc. 905 Little Leaf Court Longmont, CO 80503
303-485-9818-phone 303-485-7655-fax rdpm.amyscott@gmail.com

October 20, 2017

RE: Comcast Service Contract – Bulk Agreement for HOA

Dear Buckingham Ridge Owner,

The Buckingham Ridge Board has been discussing the 25 year old arrangement that the original developer set up for the Association. It was done before digital channels, bundled packages, and believe it or not, before broadband internet! In your monthly dues, you pay approximately \$36 for what Comcast calls "basic service" When the Board reviewed this over 4 years ago, it still seemed like a good deal, as basic service was running approximately \$60 per month. In reviewing what is provided and what "bundled services" Comcast offers to other customers, the monthly saving appears to be about \$15 per household.

Since this is an "all or nothing" service agreement, the Board is leaning towards discontinuing the bulk service agreement with Comcast. We are reviewing the HOA's budget for 2018 and are taking this potential adjustment into consideration when calculating monthly HOA fees. If the Board cancels the Comcast contract, you should not see any interruption in your service, but you will likely see an increase in your private Comcast bill. You would also be able to bundle your service with internet, or be freed up to pursue services from another provider. There are many options that have become available over the last 5 years, including streaming of shows over the internet.

We would like your feedback on discontinuing the Bulk Comcast Service Agreement for the HOA. **The Board of Directors will make the final decision** Please fill out the brief survey below and return in the enclosed envelope. If you would like to discuss the matter, I can be reached at 303-931-5465 or by e-mail at dennis@dominionmtg.com

Thanks,
Dennis Stengel
President, Buckingham Ridge HOA

IMPORTANT! Let us know how you feel about the Mandatory Comcast Service Agreement

Your feedback will help the board make a decision that represents all homes.

YES NO

____ ____ **I would like to keep the bulk HOA Comcast Service Contract.**
I understand that \$36 of my HOA fee goes to Comcast for basic cable and that this increases each year.

____ ____ **I want to have choices and options for my cable and internet service.**
I understand this means discontinuing the current Comcast Service Agreement and I will contract privately with Comcast or another provider for my cable service

COMMENTS: _____

**Buckingham Ridge
HOA
Comcast Feedback**

ROBERT DREW
PROPERTY
MANAGEMENT, INC.

905 Little Leaf Court
Longmont, Colorado 80503
303-485-7655 (fax)
303-485-9818

SHRUB PRUNING

scheduled for *OOPS!*
WEDNESDAY, June 28

Attn: Buckingham Ridge owners

Shrub pruning in your neighborhood is scheduled to start Wednesday, ~~July~~ ^{June} 28, weather permitting.

We have a new contractor this season, Ward's Lawn Service. Their crew will be performing the shrub pruning. We will place a bucket of landscape "marker" flags near each set of mailboxes for owner's use in marking shrubs.

If you DO NOT want Ward's Lawn Service to prune your shrubs, please stick a flag in the ground near each shrub to mark your shrubs as "off limits".

All shrubs will be pruned unless they are marked off.

If you have other specific instructions for your shrubs, please e-mail them to **rdpm.amyscott@gmail.com**. Put your address in the subject line. E-mailed instructions received by Tuesday, June 27 will be passed on to the Ward's Lawn crew.



**ROBERT DREW
PROPERTY
MANAGEMENT, INC.**

905 Little Leaf Court
Longmont, Colorado 80503
303-485-7655 (fax)
303-485-9818

January 2, 2017

Dear Buckingham Ridge Owner,

At their most recent board meeting, your directors reviewed your HOA's financial performance for the past year. **They are pleased to announce that your monthly fees for 2017 will remain at \$235.** A statement of your account, showing activity for 2016 is enclosed with this letter.

You may reach our office via phone, e-mail, fax or mail. Here is our contact information:

Buckingham Ridge HOA
c/o RDPM, Inc.
905 Little Leaf Court
Longmont, CO 80503

Phone: 303-485-9818 Fax: 303-485-7655 E-mail: rdpm.amyscott@gmail.com


If you would like a coupon book for 2017, please call our office at 303-485-9818 and we will send one to you upon request.

We would also like to remind you about the website for your HOA, which provides access to governing documents, budget and financial reports, meeting minutes, the landscape policy, architectural improvement request forms, and more.

Website: www.rdpminc.com
select "Associations"
choose "Buckingham Ridge"
when prompted, please use the following:
password: **bhr6991**

Along with being a resource for you, the website is intended to satisfy the requirements of the Colorado real estate sales contract and HOA-related statutes, passed by the Colorado state legislature. We hope you find it useful.

Very truly yours,


Amy Scott
Managing Agent

**ROBERT DREW
PROPERTY
MANAGEMENT, INC.**

905 Little Leaf Court
Longmont, Colorado 80503
303-485-7655 (fax)
303-485-9818

To: Buckingham Ridge Owners
From: Amy Scott
Date: January 2, 2017
Re: Annual Meeting

Please be advised that the annual meeting of the Buckingham Ridge Homeowners Association will be held **Thursday, February, 2 at 6:00 p.m.**, at the nearby Boulder Country Club, 7350 Clubhouse Road, Boulder, CO 80301. There will also be an election of one director to the 5 member board of directors. Board terms are 3 years, and the board meets quarterly. Please contact our office if you are interested in nominating yourself or a neighbor to serve on the HOA's board of directors.

If you will be unable to attend the meeting, please complete the proxy form below, and mail, fax (303-485-7655) or e-mail (rdpm.amyscott@gmail.com) it to our office immediately! The proxies are essential to have a sufficient number of owners represented to make a quorum.

PROXY

I/We, _____

being the owner(s) of the property located at _____

Boulder, Colorado, in the Buckingham Ridge Homeowners Association, authorize and appoint

_____ * of _____
(name of proxy) (address of proxy)

or in the event of that person's absence, the board president,
to be my/our proxy, to vote on my/our behalf at the membership meeting of the Buckingham Ridge HOA to be held on Thursday, February 2, 2017 at the Boulder Country Club, and to vote on my/our behalf, in the event a quorum shall fail to attend, at such time and place as the adjourned meeting shall be resumed. The proxy shall remain in full force and effect until such time as it shall be revoked by me/us in writing.

(date)

(signature of owner)

(date)

(signature of owner)

* You may name as a proxy any homeowner who will be attending the annual meeting, such as a neighbor, or a board member.

**ROBERT DREW
PROPERTY
MANAGEMENT, INC.**

905 Little Leaf Court
Longmont, Colorado 80503
303-485-7655 (fax)
303-485-9818

Notice of Annual Members' Meeting

Reminder:

**The Buckingham Ridge HOA
Annual Members' Meeting**

is scheduled for

6:00 pm, Thursday,

February 2, 2017

Please note that the meeting will

be held at the nearby

Boulder Country Club

**Please call 303-485-9818 for more
information.**

We hope to see you there!

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Balance Sheet (Cash)
Buckingham Ridge HOA - (bhr)
Dec 2016

Prepared For:
Buckingham Ridge HOA
7300-7398 Windsor Drive
Boulder, CO 80301

Prepared By:
RDPM, INC.
303-485-9818
905 Little Leaf Court
Longmont, CO 80503

ASSETS

Cash	
Cash in Bank - Operating Acc't	6,105.71
Cash in Bank - Acc't Reserve	6,840.00
Cash in Bank-1st Nat. Savings	<u>104,283.59</u>
Total Cash	117,229.30
TOTAL ASSETS	<u>117,229.30</u>

LIABILITIES & CAPITAL

Liabilities	
Fund Balance (1/1/00 cash)	11,023.43
Retained Earnings	<u>106,205.87</u>
Total Equity	117,229.30
TOTAL LIAB. & CAPITAL	<u>117,229.30</u>

OVER



**BUCKINGHAM RIDGE HOA
2017 Budget Preparation**

	2012 ACTUAL \$225/mo	2013 ACTUAL \$233/mo	2014 ACTUAL \$237/mo	2015 ACTUAL \$235/mo	2016 ACTUAL \$235/mo	2017 Proposed \$235/mo
OPERATING INCOME						
Total Homeowner Fees	\$97,200	\$100,656	\$102,384	\$101,520	\$101,520	\$101,520
Homeowners Fees - Base	\$81,460	\$70,460	\$87,732	\$85,990	\$82,163	\$92,435
Homeowners Fees - Reserves	\$15,740	\$30,196	\$14,652	\$13,744	\$19,358	\$9,085
Other Income	\$323	\$286	\$773	\$365	\$547	\$0
TOTAL OPERATING INCOME	\$97,523	\$100,942	\$103,157	\$100,099	\$102,068	\$101,520
OPERATING EXPENSES						
Administration						
Management Fees	\$5,700	\$5,900	\$6,220	\$6,120	\$6,120	\$6,120
Accounting / Bank Charges	\$189	\$190	\$190	\$204	\$200	\$225
Legal / Professional	\$535	\$68	\$50	\$28	\$363	\$1,000
Copies, Mailings, Postage, Web	\$425	\$231	\$672	\$375	\$486	\$500
Fountain Green HOA Dues	\$12,384	\$11,376	\$10,800	\$11,376	\$12,168	\$13,032
Other Administrative	\$65	\$82	\$0	\$100	\$0	\$0
Insurance	\$625	\$625	\$625	\$625	\$645	\$750
Total Administrative	\$19,923	\$18,472	\$18,557	\$18,828	\$19,982	\$21,627
Utilities						
Electricity	\$422	\$411	\$502	\$487	\$412	\$500
Trash/Recycling	\$8,358	\$8,673	\$8,894	\$9,048	\$9,309	\$9,588
Water & Sewer	\$4,860	\$3,822	\$5,662	\$8,140	\$4,152	\$6,500
Cable Service	\$13,871	\$14,816	\$15,736	\$13,753	\$15,020	\$15,770
Total Utilities	\$27,511	\$27,722	\$30,794	\$31,428	\$28,893	\$32,358
Routine Maintenance						
Landscape Maintenance	\$8,263	\$7,534	\$10,185	\$9,298	\$9,762	\$12,500
Tree/Shrub Maintenance	\$13,580	\$8,890	\$11,895	\$12,035	\$3,740	\$9,500
Snow Removal	\$4,213	\$3,313	\$5,638	\$9,765	\$11,775	\$8,500
Sprinkler System	\$6,642	\$3,769	\$6,697	\$4,698	\$6,058	\$3,500
Other Maintenance	\$961	\$1,047	\$655	\$303	\$0	\$250
Total Routine Maintenance	\$33,658	\$24,553	\$35,069	\$36,099	\$31,335	\$34,250
Non-Routine Maintenance						
Tree/Shrub Replacement						\$4,200
Lawn/Plantbed Restoration						
Drainage Improvements						
Sump Pump Replacement						
Concrete Replacement						
Asphalt Replacement					\$2,500	
Sprinkler/Landscape Improvement	\$690		\$4,085	\$0		
Unanticipated Maintenance		\$0	\$4,085	\$0	\$2,500	\$4,200
Total Non-Routine Maintenance	\$690	\$0	\$4,085	\$0	\$2,500	\$4,200
TOTAL EXPENSES	\$81,783	\$70,747	\$88,505	\$86,355	\$82,710	\$92,435
NET OPERATING INCOME	\$15,740	\$30,196	\$14,652	\$13,744	\$19,358	\$9,085
FUNDING FOR RESERVES	\$15,740	\$30,196	\$14,652	\$13,744	\$19,358	\$9,085

Sump Pumps last replaced in 2011 for \$3784