

**ROBERT DREW
PROPERTY
MANAGEMENT, INC.**

934 Snowberry Street
Longmont, Colorado 80503
303-485-7655 (fax)
303-485-9818

December 31, 2013

Dear North Court Residence Owner,

Your board of directors wishes to remind you about a service your HOA provides to North Court Residence owners. There is a web site available to keep you well informed on a huge array of HOA matters. .

You can access the governing documents, budget & financial reports, meeting minutes, insurance information, architectural improvement request forms, etc. Additionally, when you list your home for sale, all of this information will be conveniently available to satisfy the demands of the Colorado real estate purchase contract.

How do I access all of this documentation?

The web site address is www.rdpminc.com. From the home page, click on "Community Associations" and then "North Court Residences". To open documents, you will need to enter the user name "rdpmhoa" and the password "ncr7002". Check the "remember my password" box, so you won't need to go through this identifying process on your computer each time.

In what format are the documents?

All of the pages are in "pdf" format. If you don't already have Adobe Reader on your computer, you can download the free software directly from the bottom of the North Court Residences home page ("Get Adobe Reader").

Why are you using "pdf" format on the web site?

The vast majority of the pages, especially the governing documents, are not available electronically; the financial reports are prepared with specialized accounting software. Using a high-speed scanner to convert all pages to "pdf" format has proven to be the most efficient solution.

Why not simply mail us the information?

Ours is one of the smallest local property management companies. Even so, mailing everything to the owners in the associations which we manage would involve more than 50,000 pages. Furthermore, the web site can be constantly updated with the latest information available.

We really do think that the web site is an excellent method of keeping owners better informed than was ever possible before. We hope you will find it both useful and valuable.

Very truly yours,



Robert E. Drew

Real Estate Investment Services

*Although it might take a
village to raise a child,
it only takes one household
to raise a water bill.*

*At North Court Residences, there is one
water meter serving each entire building.
In recent years, we have had several
instances when one household's running
toilet has tripled consumption for the whole
building. The City's "water budgets"
penalize water waste, so the impact on the
water bill is actually much greater.*

*Please look for running toilets and
dripping faucets, and fix them
immediately! It's the right thing to do, it
will reduce Association costs, and thus
help moderate annual fee increases.*

NOTICE OF ANNUAL MEETING

HOLIDAY NEIGHBORHOOD MASTER ASSOCIATION

Wednesday, January 15, 2014

6:00 PM

**Location: Wild Sage Common House
1650 Zamia Avenue
Boulder, CO 80304**

The agenda for the Annual Meeting is as follows:

- 1) Recap of 2013 projects
- 2) 2014 Projects
- 3) Review of 2014 Budget
- 4) Election of board members -
 - a. 5 Director positions: Two (2) residential, Two (2) commercial and One (1) -at-large of which all positions are up for election
- 5) Questions/Comments
- 6) Adjournment

Nominations for Board of Directors may be presented to Tracey Pierce at Pierce Property Solutions at 303-926-1655, tracey@piercepropertysolutions.com or fax; 303-926-1957. Nominations will also be taken from the floor.

As the success of any neighborhood association is largely determined by the sense of community involvement and individual participation, we wish to suggest you view this meeting as an opportunity to meet and get acquainted with your neighbors, as well as voice any ideas you may have regarding the operation of the association.

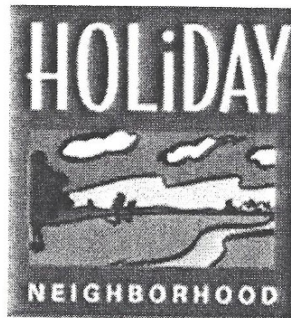
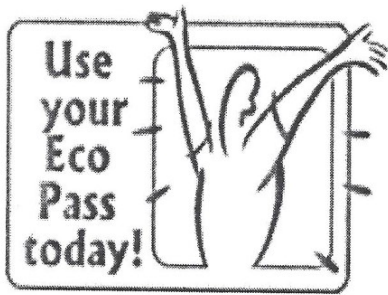
PLEASE plan to attend this meeting or send, email, or fax your proxy designating a member (such as Aaron Brockett, President) as your proxy vote with your signature to Tracey Pierce; Fax: 303-926-1957 or PO BOX 271209, Louisville, CO 80027. PROXIES MUST BE RECEIVED BY Tuesday, January 14, 2014

***For information on the 2014 ECO Pass hand-out dates
please visit www.holidayneighborhood.com***

**Proposed Holiday Master
Association Budget 2014**

Fiscal year January - December

	Budget 2013	Actuals 2013 (Actuals 9/12 - 8/13)	Proposed Budget 2014
MEMBER INCOME			
Member Income	77,520.00	77,520.00	84,496.80
Commercial Dues	10,478.00	10,478.00	11,437.68
Sign Income	200.00	100.00	100.00
Interest Income	125.00	142.00	150.00
Working Capital	19.00	38.00	19.00
TOTAL INCOME	88,342.00	88,278.00	96,203.48
ADMINISTRATIVE EXPENSES			
Management Fee	7,668.00	7,668.00	8,100.00
Eco Pass	20,891.00	20,879.00	20,879.00
Insurance	1,409.00	1,282.00	1,320.00
Legal and Audit	500.00	484.00	550.00
Website	790.00	795.00	790.00
Admin/Office expense	100.00	56.00	100.00
Postage and Printing	600.00	756.00	750.00
Community/Social Events	1,000.00	796.00	1,000.00
OPERATING EXPENSES			
Water/Sewer	15,120.00	17,600.00	17,000.00
Utilities - Electric	150.00	162.00	165.00
Snow Removal	4,000.00	2,149.00	3,000.00
Ground Maintenance	11,205.00	12,972.00	10,000.00
Landscaping	4,600.00	3,260.00	5,400.00
Tree care	0.00	0.00	5,000.00
Movies in The Park	3,100.00	3,042.00	3,100.00
Sprinkler Maintenance	4,000.00	4,162.00	4,000.00
Holiday Sign Maintenance	75.00	0.00	100.00
Kiosk (maint)		138.00	150.00
Transfer to Park Improvements	750.00	740.00	1,119.00
TRANSFER TO RESERVES	12,384.00	12,384.00	13,680.00
TOTAL EXPENSES	\$88,342.00	\$89,325.00	\$96,203.00
NET INCOME	0.00	-1,047.00	0.48
CAPITAL EXPENSES			
Holiday Sign Improvements	0.00	0.00	200.00
Irrigation Modifications	4,350.00	4,350.00	0.00
CAPITAL IMPROVEMENTS			
Library Improvements	750.00	740.00	0.00
Park Improvements	0	0.00	1119.00



HOLIDAY NEIGHBORHOOD 2014 ECO PASS ENROLLMENT AND RENEWALS

REQUIRED DROP-IN SESSIONS

Only for residents of the Holiday Neighborhood*

Drop-In Enrollment and Renewal Sessions:

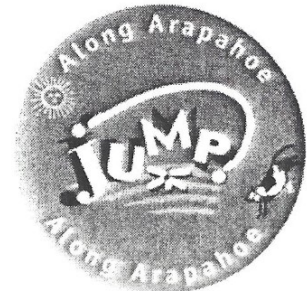
- Wednesday, December 4th, 2013 5 pm to 7 pm
- Thursday, December 12th, 2013, 5 pm to 7 pm
- Saturday, December 14th, 2013, 9 am to 12 noon
- Tuesday, December 17th, 2013 5 pm to 7 pm

Where: Wild Sage Common House at 1650 Zamia Avenue

*Proof of residence required. Map and instructions at <http://www.holidayneighborhood.com>

All Eco Pass holders need to renew their Eco Passes

Your Holiday Neighborhood 2013 Eco Pass will be de-activated by January 1, 2014, unless renewed. Please drop in one of the Eco Pass sessions to renew your Eco Pass.



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Notice of Annual Members' Meeting

The North Court Residences' Annual Members' Meeting has been scheduled for 7:00 PM, on Tuesday, January 15, 2013. The location will be the nearby Boulder Housing Partners at 4800 Broadway. We'd like to ask that you please park in the back of the building.

All North Court owners are cordially invited to attend.

If you can't attend, then please be certain to send in a proxy! We might need it to satisfy the annual meeting's quorum.

Please call Robert Drew Property Management at 303-485-9818, for details.