

# RDPM, INC. ROBERT DREW PROPERTY MANAGEMENT, INC.

905 Little Leaf Court Longmont, CO 80503 303-485-9818 rdpm.amyscott@gmail.com

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December 21, 2020

Dear North Court owner,

As 2020 draws to a close we hope this letter finds you well. Enclosed are the following documents:

- 2020 year end statement of your North Court Residences HOA account.
- Proxy for the Annual Members Meeting
- Agenda for the Annual Members Meeting
- 2021 board-approved budget
- Balance Sheet

**HOA FEES:** The 2021 budget will be ratified at the January 21 Members Meeting. It includes a 5% increase in monthly fees, which comes to \$10 - \$16 more per month, depending on the square footage of your unit. The enclosed budget itemizes the expenses your monthly fees cover, including water, trash, recycling, insurance, grounds maintenance, and reserve contributions. The increase will be effective February 1, 2021.

**BUILDING IMPROVEMENTS:** As you know, all twelve buildings and the detached garages were re-roofed earlier this year. All gutters were replaced, and several downspouts were repaired. The next project is extensive carpentry repairs to replace the battans and trim that have started to deteriorate. As soon as this work is completed, the association will re-paint the buildings. The board is assessing paint colors with some anticipated changes that will update the community. Painting is weather-dependent and is expected to start in April.

**ECOPASS and HOLIDAY NEIGHBORHOOD NEWS:** Your monthly fee paid to North Court also includes your membership with the Holiday Neighborhood. You should have received a mailing about their annual meeting, which will be held in early January. In addition, the Eco Pass program is coordinated through the Holiday Neighborhood. Because of Covid-19, they are issuing Eco-Passes through their volunteer coordinators. The EcoPass coordinator for North Court can be reached at [landonhilliard@comcast.net](mailto:landonhilliard@comcast.net). Please include "Holiday EcoPass Renewal" in the subject line of your email.

We hope to see you at the Annual Meeting on January 21.

Happy Holidays!



Amy Scott

Association Manager, North Court Residences

# NORTH COURT RESIDENCES CONDOMINIUM ASSOCIATION ANNUAL MEMBERS MEETING

Thursday, January 21, 2021 6:00 pm

*Due to Covid-19 Public Meeting Rooms are not an option for the HOA's Annual Members Meeting.  
The meeting will be held remotely, via Zoom.  
The meeting documents will be screen shared during the meeting.  
Hard copies of the documents have been mailed to all owners.*

## Remote Meeting via ZOOM

**Meeting ID 884 2304 6735 Passcode 259153**

**Phone-In Number 1-346-248-7799**

Note: The phone-in option allows a member to dial into the meeting and participate by phone. You will be able to hear the speakers and you will be able to speak, but you will not be able to see others. If you participate by computer, you may access the meeting through the Zoom application, which can be downloaded at no charge to your computer or smart phone. You do not need to set up a Zoom membership. When prompted, please enter the meeting ID and the meeting password, indicated above.

## AGENDA

- 1) **Call to Order / Verify Registration of Attendees**
- 2) **Determine Quorum**
- 3) **Review of Past Year / Upcoming Projects**
- 4) **Report on Association's Financial State**
  - HOA's Current Financial Position
  - 2021 Budget Ratification – *per CO state law, the budget is ratified at this meeting unless a majority of the owners is present to disapprove the budget.*
- 5) **Nomination and Election of One Board Member**

*Mitzi Riddle's term expires at this meeting; Ronnie Pelusio's and Tim Beal's terms expire in 2022; Paul DesRosier's and Rabia Qaseem's terms expire in 2023.*
- 6) **Open Discussion**
- 7) **Adjourn**

*Brief Organizational Meeting of the New Board follows this Meeting*

### HOA Website Reminder:

**[www.rdpminc.com](http://www.rdpminc.com)**

**Click on Associations, Select North Court, Use password ncr7002**

*The HOA meeting minutes, financials, rules, governing documents, insurance information and more are on the website.*

# RDPM, INC. ROBERT DREW PROPERTY MANAGEMENT, INC.

905 Little Leaf Court Longmont, CO 80503 303-485-9818 rdpm.amyscott@gmail.com

To: North Court Owners  
From: Amy Scott  
Date: December 21, 2020  
Re: Annual Meeting & Board Elections

Please be advised that the Annual Members Meeting of the North Court Residences Condominium Association will be held **January 21, 2021** at **6:00 p.m.** Due to COVID-19, the meeting will be held remotely, via Zoom. An election will be held to the board of directors, with 1 position up for election / re-election. There will be reports from the board and HOA manager, as well as an opportunity for owners to raise questions and concerns.

**Zoom Meeting ID 884 2304 6735 Password 259153**  
**Telephone Call In # 346-248-7799**

*If you are unable to attend the meeting, please complete the proxy form below, and mail, e-mail (rdpm.amyscott@gmail.com) or fax (303-485-7655) it to our office.*

## PROXY

I/We, \_\_\_\_\_

being the owner(s) of the property located at \_\_\_\_\_

Boulder, Colorado, in the North Court Residences, authorize and appoint

\_\_\_\_\_ \* of \_\_\_\_\_  
(name of proxy) (address of proxy)

*(or, in the event that the named proxy does not attend the meeting, the current board president)*  
to be my/our proxy, to vote on my/our behalf at the membership meeting of the North Court Residences Condominium Association to be held on January 21, 2021 remotely, via Zoom 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 Association member who will be attending the annual meeting, such as a neighboring owner or a Board member.*

NORTH COURT RESIDENCES 2021 BUDGET WORKSHEET	2017	2018	2019	2020	2020	2021	NOTES
	ACTUAL	ACTUAL	ACTUAL	BUDGET	Est. Final	Approved	
OPERATING INCOME	5% increase	5% increase	7.5% increase	10% increase as of 2/1/2020	10% increase as of 2/1/2020	5% increase as of 2/1/2021	
Total Annual Fees	\$188,044	\$197,735	\$212,306	\$233,132	\$233,132	\$245,629	
Late Fees & Fines	\$300	\$625	\$200	\$0	\$150	\$0	
Garage Fees	\$6,468	\$6,476	\$7,100	\$7,854	\$7,854	\$8,404	
Storage Fees	\$2,400	\$2,400	\$2,400	\$3,000	\$3,300	\$3,700	
Interest from Accounts	\$209	\$237	\$365	\$400	\$275		
Other Operating Income	\$400	\$1,633	\$1,600	\$0	\$900		
<b>TOTAL OPERATING INCOME</b>	<b>\$197,821</b>	<b>\$209,106</b>	<b>\$223,971</b>	<b>\$244,386</b>	<b>\$245,611</b>	<b>\$257,733</b>	
<b>OPERATING EXPENSES</b>							
Administration							
Management Fees	\$15,630	\$15,630	\$15,630	\$15,630	\$15,630	\$16,412	5 % increase
Holiday Master Association Fees	\$18,422	\$18,422	\$19,343	\$20,314	\$20,314	\$21,332	5% inc-per notice estimate
Accounting / Bank Charges	\$262	\$33	\$97	\$250	\$158	\$194	
Legal / Professional	\$1,846	\$10	\$433	\$1,000	\$593	\$750	3-4 hours estimate
Printing, Copies, Postage	\$416	\$128	\$300	\$350	\$324	\$325	estimate
Web Site Administration	\$300	\$355	\$360	\$360	\$360	\$360	no change
Other Administrative	\$200	\$700	\$800	\$0	\$545	\$100	
<b>Total Administrative</b>	<b>\$37,076</b>	<b>\$35,278</b>	<b>\$36,963</b>	<b>\$37,904</b>	<b>\$37,924</b>	<b>\$39,473</b>	
Utilities							
Electricity	\$4,623	\$5,267	\$6,785	\$6,866	\$6,020	\$6,260	4% increase
Trash & Recycling	\$16,512	\$15,267	\$17,023	\$17,704	\$19,523	\$20,304	4% increase
Irrigation Water	\$4,618	\$6,051	\$7,642	\$8,000	\$8,255	\$8,750	estimate
Domestic Water & Sewer	\$33,429	\$35,438	\$43,276	\$45,840	\$45,166	\$49,682	10% increase, City
Telephone - Sprinkler Alarm	\$400	\$483	\$516	\$528	\$516	\$552	\$46/mo
Fire Sprinkler Alarm Monitoring	\$1,020	\$1,500	\$1,230	\$1,100	\$1,020	\$100	\$275/qtr onitoring
<b>Total Utilities</b>	<b>\$60,602</b>	<b>\$64,006</b>	<b>\$76,472</b>	<b>\$80,038</b>	<b>\$80,500</b>	<b>\$85,648</b>	
Maintenance							
Fire Sprinkler Maintenance /Repairs	\$2,318	\$2,520	\$7,200	\$7,200	\$8,203	\$8,400	fire alarm/sprinkler/backflow
Routine Landscape Maintenance	\$8,375	\$6,250	\$5,800	\$6,600	\$7,569	\$7,670	\$295/mow
Bed Planting & Maintenance	\$27,932	\$34,142	\$26,968	\$25,500	\$25,852	\$23,190	hours-monthly bud
Fall / Spring Clean Up	\$2,010	\$1,365	\$1,778	\$3,000	\$2,980	\$3,000	100 hours
Tree & Shrub Maintenance	\$2,905	\$2,800	\$3,273	\$3,500	\$4,986	\$5,250	75 hrs
Sprinkler Maintenance	\$2,092	\$1,803	\$1,088	\$2,400	\$2,615	\$2,750	estimate
Snow Removal	\$4,067	\$5,985	\$8,137	\$6,500	\$7,165	\$7,200	estimate
Exterior Building Maintenance	\$625	\$0	\$0	\$3,500	\$120	\$750	painting this year
Roof/Gutter Maintenance	\$590	\$2,225	\$1,422	\$3,800	\$0	\$1,925	cleaning gutters
Pavement Maintenance	\$0	\$710	\$0	\$0	\$0	\$0	
Cleaning / Sweeping	\$914	\$988	\$1,105	\$1,200	\$2,040	\$2,100	\$175/mo
Other Maintenance	\$1,988	\$2,823	\$1,776	\$3,000	\$833	\$1,980	\$495/qtr
<b>Total Maintenance</b>	<b>\$53,816</b>	<b>\$61,611</b>	<b>\$58,547</b>	<b>\$66,200</b>	<b>\$62,363</b>	<b>\$64,215</b>	
Taxes & Insurance							
Taxes	\$11	\$0	\$0	\$25	\$0	\$0	
Insurance	\$13,808	\$16,085	\$19,193	\$23,323	\$23,408	\$26,381	14% inc; getting bids
<b>Total Taxes &amp; Insurance</b>	<b>\$13,819</b>	<b>\$16,085</b>	<b>\$19,193</b>	<b>\$23,348</b>	<b>\$23,408</b>	<b>\$26,381</b>	
<b>TOTAL OPERATING EXPENSES</b>	<b>\$165,313</b>	<b>\$176,980</b>	<b>\$191,175</b>	<b>\$207,490</b>	<b>\$204,195</b>	<b>\$215,717</b>	
<b>NET OPERATING INCOME</b>	<b>\$32,508</b>	<b>\$32,126</b>	<b>\$32,796</b>	<b>\$36,896</b>	<b>\$41,416</b>	<b>\$42,016</b>	
<b>RESERVE ACCOUNT ACTIVITY</b>							
Additions to Reserves - Dues	\$32,508	\$32,126	\$32,796	\$36,896	\$41,416	\$42,016	
Hail Claim Proceeds - Insurance Co.					\$433,409	\$0	
Hail Claim Deductible - Owner Asses.					\$135,752	\$39,356	
Expenses from Reserves	\$2,778	\$21,159	\$0	\$0	\$552,533	\$235,000	painting/carpentry
<b>RESERVE ACCOUNT NET CHANGE</b>	<b>\$29,730</b>	<b>\$10,967</b>	<b>\$32,796</b>	<b>\$36,896</b>	<b>\$58,044</b>	<b>-\$153,628</b>	
<b>YEAR END RESERVE BALANCE</b>	<b>\$209,998</b>	<b>\$220,965</b>	<b>\$253,761</b>	<b>\$290,657</b>	<b>\$311,805</b>	<b>\$158,177</b>	

**Balance Sheet (Cash)**  
**North Court Residences - (ncr)**  
**Dec 2020**

Prepared For:  
North Court Residences

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

**ASSETS**

Cash	
Cash in Bank - Operating Acc't	78,713.83
Cash in Bank-Reserve Savings	<u>237,685.34</u>
Total Cash	316,399.17
TOTAL ASSETS	<u>316,399.17</u>

**LIABILITIES & CAPITAL**

Liabilities	
Fund Balance - RDPM start date	89,450.56
Fund Balance (1/1/00 cash)	135.10
Retained Earnings	<u>226,813.51</u>
Total Equity	316,399.17
TOTAL LIAB. & CAPITAL	<u>316,399.17</u>

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## New Roofs coming SOON to North Court Residences!

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Amy Scott <rdpm.amyscott@gmail.com>  
To: Amy Scott <rdpm.amyscott@gmail.com>

Tue, Apr 28, 2020 at 4:25 PM

Hello North Court owners,  
Attached is a letter with detailed information on the roofing project for North Court Residences. Please read it to understand the upcoming roofing and gutter project at North Court. You will be receiving a statement and a copy of this letter in the USPS mail in the next day or two.

*Please watch for this as it contains information specific to your condominium.*

The roofs at North Court will be loaded with shingles starting May 4. The actual roofing work will start later that week.

Heritage Roofing, the contractor hired by the HOA, will also be posting notices at the mailboxes and on doors. A progression map is attached here, showing where the project will start and end.

--  
Amy Scott  
RDPM, Inc.  
303-485-9818 (office)  
720-560-0389 (cell)

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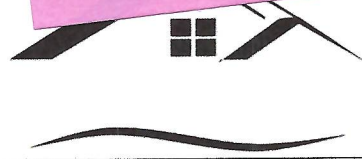
### 2 attachments

 **ncr-wind-hail-letter.pdf**  
1433K

 **North Court Progression Map.pdf**  
492K

April 27, 2020

Your community is getting **NEW roofs!**



Dear North Court Owners,

The Board of Directors and your HOA management company have been assessing the condition of the roofs and gutters in your community, especially after a severe hailstorm that occurred on June 18, 2018. Following inspections by multiple contractors and an independent consultant, the association filed a hail damage claim with their insurance carrier at the time of the loss, American Family Insurance. The insurance company agreed that there was significant hail damage to the roofs, gutters, and portions of the siding and approved coverage of the HOA's hail claim.

The board has hired Heritage Roofing to complete the re-roofing of North Court. Each of the condominium buildings in the association will be completely re-roofed, as will all the garage buildings. Heritage Roofing will be installing Malarkey Legacy Impact Resistant Class 4 shingles, with a limited lifetime warranty. These are a substantial upgrade to the current shingles on the roofs. All roof vents, pipe jacks and gutters will be replaced as well.

Heritage Roofing is an experienced Colorado roofing company. Roofing is an Essential Business and Heritage Roofing has been working on other projects throughout the COVID-19 crisis. Their employees practice safe social distancing protocols. Heritage has a system in place to move quickly and efficiently through the community, minimizing time on the ground. Once they start, Heritage Roofing anticipates completing the North Court roofs within 3 weeks. Roofing is a loud and noisy process, and we do not want it to drag on and inconvenience residents for any longer than necessary.

- **The roofs will be loaded with shingles the week of May 4.**
- **Heritage Roofing will start roofing approximately May 8 and work their way through the community.**
- **Heritage Roofing will post flyers on mailboxes and front doors so that all residents are informed of work dates.**

The work done under the hail claim will be separated by projects. First, the roofs will be removed and replaced. Following the roofs will be gutter replacement. Finally, there will be carpentry repairs and painting done. The hail claim covers painting and carpentry on west-facing walls. As it would be odd to paint only portions of the buildings, we have accelerated our exterior painting schedule to paint all the buildings this summer.

*continued ~*

We are very excited about the new roofs and the value they will bring to the community.

In order to obtain the new roofs under the hail claim, the HOA must pay the 2% deductible, and to do so we must assess each owner for their portion, as stated below. We understand that this assessment is a hit to your bank account. Remember, each of your board members is also an owner, and they must pay the assessment, too.

- The HOA's Claim# with American Family Insurance for the wind/hail damage is #01002119356.
- The date of loss was June 18, 2018.
- The insurance claim is providing replacement coverage totaling \$590,324.00.
- The insurance proceeds are paying out \$415,232.00 towards the project.
- The HOA's 2% wind/hail deductible (from their 2018 policy) is \$175,092.00.
- To pay the 2% wind/hail deductible each owner will be charged a wind/hail assessment, calculated using the same formula as their HOA fees. The assessments will range from \$1653 to \$3118, depending on the size of the condominium.

***Your specific assessment has been calculated per the square footage of your condominium and is on your statement, enclosed here.***

Options to Pay Your Wind/Hail Assessment:

- If you have "Loss Assessment Coverage" on your personal insurance policy, you will be able to file a claim with your own insurance company and they will cover the assessment, less your personal deductible.
- You may also pay directly out of pocket.
- If you are paying out of pocket and would like to set up a payment plan to pay your assessment over 6-12 months, please contact our office.

**Please mail your wind/hail assessment to North Court Residences by June 12, 2020. An envelope is enclosed for your convenience.**

At the end of this project, North Court Residences will have new roofs, new gutters, replaced / repaired trim (windows, doors, walls, etc.) and all buildings will be re-painted. This substantial undertaking will give your community a huge boost in appearance and curb appeal, as well as increasing the structural soundness of each building.

Heritage Roofing will be working with us to keep you informed of different elements of the project. Notices will be posted at the mailboxes and on front doors. We will send out email blasts to owners as well.

Please let us know if you have any questions.

Sincerely,

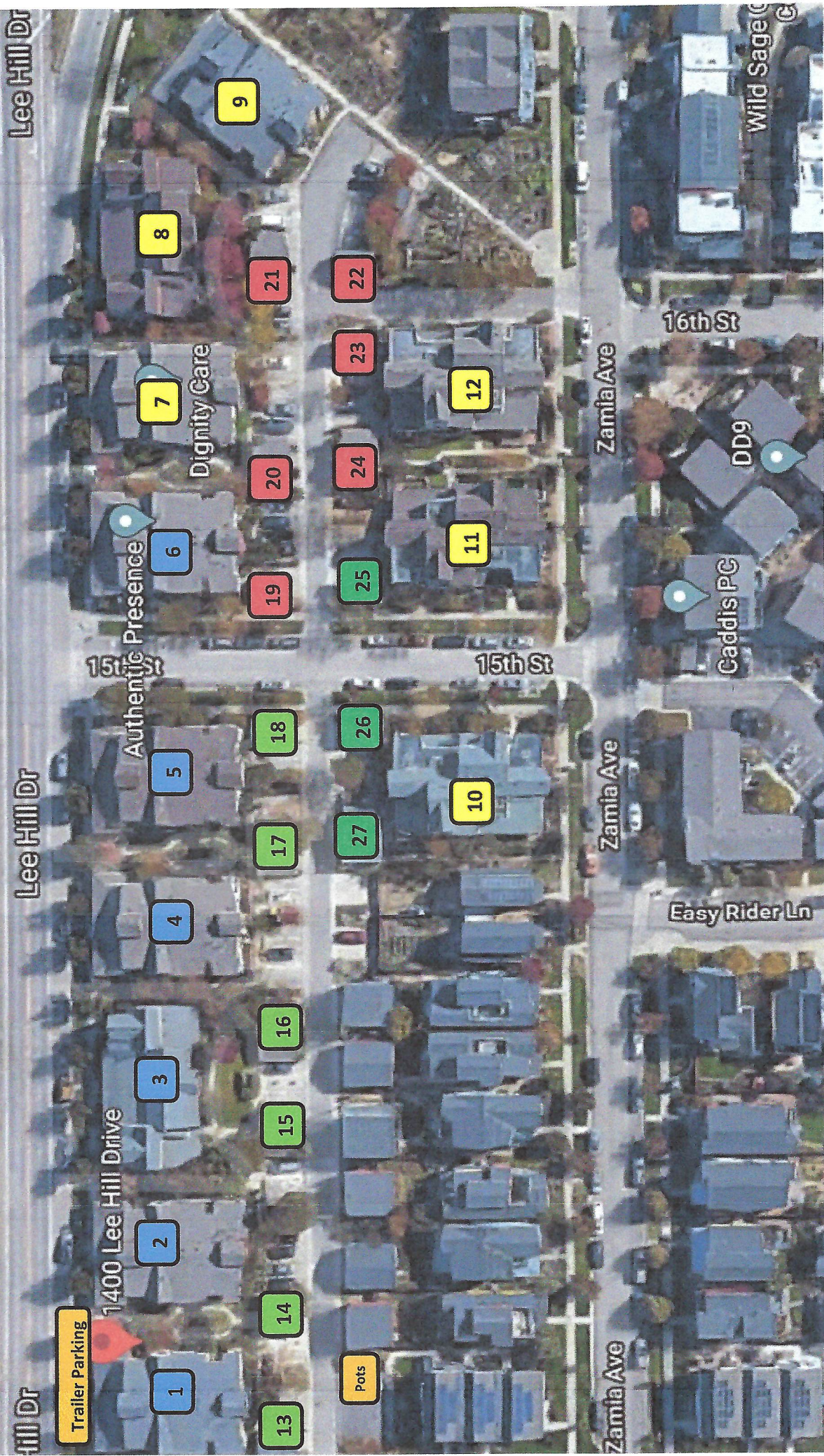
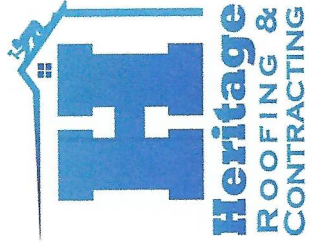


Amy Scott, Community Association Manager

*On behalf of the North Court Residences Board of Directors*

Lee Hill Peat

# North Court Roofing Progression



Trailer Parking

Pots

1400 Lee Hill Drive

Lee Hill Dr

Lee Hill Dr

15th St

15th St

16th St

Zamia Ave

Zamia Ave

Easy Rider Ln

Wild Sage

Authentic Presence

Dignity Care

Caddis PC

DD9

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Zamia Ave

Zamia Ave

Zamia Ave

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Hello North Court owners,  
The Holiday Master Association sent this information about the Holiday Community Garden.  
Please read below for information on a few available plots.

Amy Scott  
North Court Residences  
[Quoted text hidden]

--  
Amy Scott  
Robert Drew Property Management, Inc.  
303-485-9818 (office)  
720-560-0389 (cell)

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Subject: Holiday Neighborhood Community Garden Plots Available

Dear Residents of the Holiday Neighborhood:

Spring is about to be sprung and some of you may be anxious to get out into the yard or your patio to start planting flowers, herbs and veggies.

The Master HOA for the Holiday Neighborhood would like to notify you that there are *a few plots available in our Community Garden* located at the intersection of Zamia and 16<sup>th</sup> Avenue (see attached garden map).

There is a \$71 annual fee for a garden plot which covers the cost of watering and use of the Western Disposal compost bins. In addition, there are a few hand tools and a wheel barrel available for your use.

Available plots will be assigned on a first come, first serve basis.

To find out which plots are available, to request a plot, and to obtain additional information, please contact:

Linda Barr

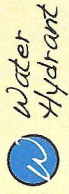
Email: [barr.linda@comcast.net](mailto:barr.linda@comcast.net)

# Holiday Garden

**GROWING GARDENS**  
Cultivating Community



*Legend*



Water Hydrant

Historic  
Holiday  
Sign

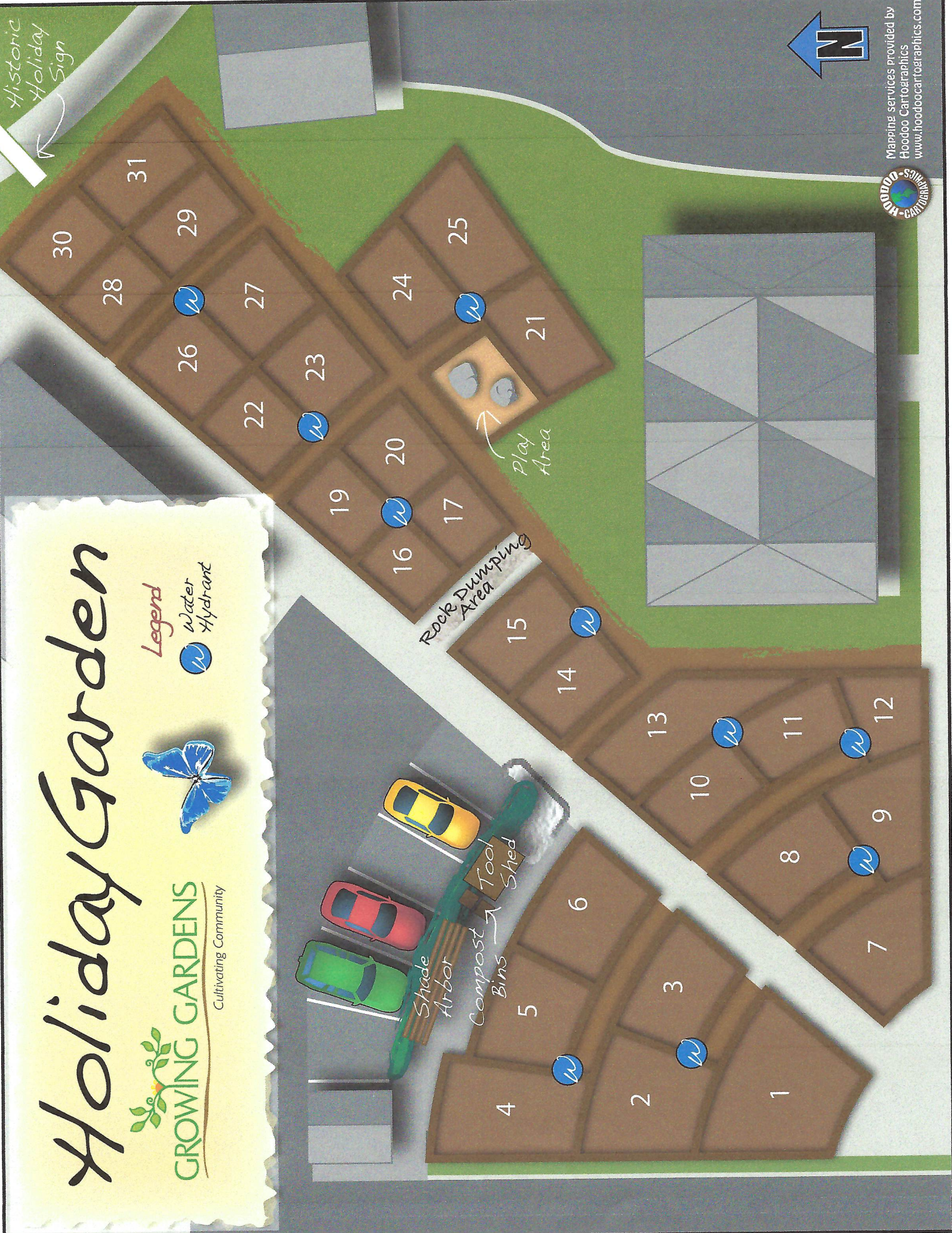


Rock Dumping  
Area

Play  
Area



Mapping services provided by  
Hoodoo Cartographics  
[www.hoodooartographics.com](http://www.hoodooartographics.com)



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## Important! Insurance Information for your North Court Condominium

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Amy Scott <rdpm.amyscott@gmail.com>  
To: Amy Scott <rdpm.amyscott@gmail.com>

Sun, Mar 1, 2020 at 3:12 PM

Attn: North Court Residence Owners,

### **Do you have Loss Assessment Insurance on your North Court Condominium?**

The Association's master policy with Farmers Insurance renewed in January. The policy has the same deductible as last year, \$5000 for all perils except a wind/hail event. If there is a wind/hail event, the deductible is 5% of the HOA's policy value, or \$474,030.

*If the HOA were to file a claim against this policy for a wind/hail event, we would need to go to each North Court owner to help fund the deductible.* There are 77 condominiums at North Court, which means that each owner would pay approximately \$6157 to cover the deductible.

### **No one wants to pay \$6157 out of pocket!**

To protect yourself against this possibility, all owners should carry "Loss Assessment Protection". We have explained this previously and want to remind everyone again. It is very simple to add this coverage to your own policy.

1. Call your agent to find out if your insurance policy has Loss Assessment Protection
2. If you don't have it, add it to your policy (cost is typically a few dollars per month/year)
3. If you do have it, verify that coverage is for at least \$6157.
4. Relax. You are now protected in the case of a wind/hail deductible assessment.

How does Loss Assessment Protection work? If the HOA had to assess owners to fund the wind/hail deductible, you would file a claim with your own policy, pay your own deductible (\$500, \$750, \$1000 - whatever you have selected) and then your insurance company would pay the remainder of the wind/hail assessment. Wind/hail deductibles like this are now standard in the insurance industry.

If you or your insurance agent need to view the association's insurance policy, the declaration pages are posted on the HOA's website.

To access the website: [www.rdpminc.com](http://www.rdpminc.com), click on Associations, select North Court Residences, and when prompted, use the password ncr7002.

Thank you for paying attention to this important detail of your condominium's insurance coverage.

--

Amy Scott

# North Court Residences

Winter 2020

303-485-9818

rdpm.amyscott@gmail.com

**RDPM, Inc.**

## Updates from the Annual Members Meeting

The North Court Residences held their Annual Members Meeting on Thursday, January 23.

31 condominiums were represented: 11 in person and 20 by proxy. Owners Paul DesRosiers and Rabia Qaseem were elected to the 5-member board, joining Ronnie Pelusio, Mitzi Riddle and Tim Beal. Owners are welcome to attend the HOA's quarterly board meetings.

### ➤ 2020 Board Meeting Schedule

Tuesday, March 17, 5:00 pm

Tuesday, June 16, 5:00 pm

Tuesday, September 15, 5:00 pm

Tuesday, December 15, 5:00 pm

*Note: Meetings dates are subject to change, due to work/travel schedules. Please check with RDPM to confirm the meeting date if you wish to attend. Additionally, we plan to send e-mail reminders prior to meetings.*

The Annual Meeting included discussion on many topics.

- The 2020 budget was discussed and there were suggestions on increasing the amount of reserve account interest earned through higher-yield, laddered CD's.
- The HOA's Reserve Study is now 10 years old. The board plans to update the Study to ensure that savings are on track with anticipated future expenses.
- The under-construction Armory development will bring 201 units to North Boulder. The Armory is a mix of 2 story apartment buildings, 3 story townhomes and retail storefront along Broadway. For more information on the site plan details of the project, please visit [www.boulderarmory.com](http://www.boulderarmory.com) or the City of Boulder's website at [www.bouldercolorado.gov](http://www.bouldercolorado.gov). (*Planning and Development / Site Plan Review*).
- ROOFS – the Association anticipates installing upgraded roofs and gutters this spring. Due to significant hail damage, the HOA's insurance carrier has approved a hail damage claim. The board just received this information in mid-January. We will be providing owners more specific information about the roofing project as the details are finalized.
- The group discussed smoking at North Court with thoughtful comments on how to balance an individual's health with an individual's rights.
- Security was another topic. Some owners have experienced transients loitering, smoking and/or sleeping in their stairwells. This is trespassing on private property.

**For assistance with transients, please contact the Police Department at their 24-hour non-emergency #303-441-3333. They will dispatch an officer to deal with the trespasser.**



## HOA Fees Increase 10% as of February 1

The 2020 Budget, which was mailed out to owners in December, was ratified at the Annual Meeting. The 10% increase in dues translates to \$17-\$28/month, depending on the size of your condominium. A statement with your new monthly dues amount is included with this newsletter. If you are on auto-pay through our office, no action is needed; we will update your payment amount as of February.

**If you use your bank's Bill Payment program, you must UPDATE the amount immediately!**

**We cannot do this for you.**

### WEBSITE ACCESS REMINDER:

Website: [www.rdpminc.com](http://www.rdpminc.com) Select: "Associations" Choose: "North Court Residences"  
When prompted, use password: "ncr7002"

**RDPM, INC.** ROBERT DREW PROPERTY MANAGEMENT, INC.

905 Little Leaf Court Longmont, CO 80503 303-485-9818 [rdpm.amyscott@gmail.com](mailto:rdpm.amyscott@gmail.com)

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**REMINDER:**

**The  
Annual Members Meeting  
of the  
NORTH COURT RESIDENCES**

**will be held**

**Thursday, January 23, 2020**

**at 5:30 pm**

**All owners are invited to attend.**

**The meeting will be held at the**

**Boulder Housing Partners**

**4800 Broadway, Boulder**

**on the corner of Lee Hill and Broadway**

**Please call our office at 303-485-9818 with any  
questions.**

**We hope to see you there!**

# RDPM, INC. ROBERT DREW PROPERTY MANAGEMENT, INC.

905 Little Leaf Court Longmont, CO 80503 303-485-9818 rdpm.amyscott@gmail.com

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December 26, 2019

Dear North Court owner,

As 2019 draws to a close, we hope this letter finds you well. Enclosed please find the following documents:

- Year-end statement of your North Court Residences HOA account, showing your charges and payments throughout 2019
- Proxy for the Annual Members Meeting
- Agenda for the Annual Members Meeting
- 2020 board-approved budget
- December 2019 Balance Sheet
- Parking Map and Parking Space Assignment for your condominium
- North Court Residence Rules - a summary of the HOA's covenants for all residents.

**HOA FEES:** The 2020 Budget will be ratified at the January 23 Members Meeting. It calls for a 10% increase in monthly fees, which comes to \$17-28/month, depending on the square footage of your unit. The association faces several escalating operating costs, especially with insurance premiums, which have doubled since 2014, and domestic water rates, which have increased 88% in the same time period. The increase will be effective February 1, 2020.

There are several ways to pay your HOA fees. You may mail a payment to our office each month. You may set up a recurring bill-payment with your bank, or you may sign up for direct-pay through our office. We do not send out statements unless you have fallen behind, in which case we will send a reminder statement. If you'd like a coupon book, we will provide one upon request. Please note: we do not have the ability to take credit card payments.

**PARKING:** Each condominium at North Court has a specified parking space. Enclosed in this mailing is a map with the parking space for your condominium identified. Please make sure you, or your tenants, are using the parking space assigned to your condominium. Lee Hill, Zamia, 14<sup>th</sup> Street and 15<sup>th</sup> Street are public, City of Boulder streets. Street parking is regulated by the City's ordinances.

**RULES:** A summary of the association's rules and policies is also enclosed in this mailing. Please read it and share with your tenants if you rent your North Court condominium. The Rules are posted on the HOA's website as well. A reminder on how to access the website is included below.

**INSURANCE:** The HOA's policy with Farmers Insurance renews on January 1, 2020. An updated insurance declaration page is available on the association's website. We'd like to remind you to review your own coverage and ensure that you have "Loss Assessment Protection" which protects you in the case of a special assessment due to a wind/hail loss and resulting special assessment to collect the HOA's 5% deductible (\$474,030). Owners should have at least \$7000 in Loss Assessment Protection.

-OVER-

We hope to see you at the **Annual Members Meeting**, which will be held at **5:30 pm on Thursday, January 23, 2020 at the Boulder Housing Partners office, 4800 Broadway**. Follow the exterior curved staircase to the BHP front door on the second floor. The meeting is a great opportunity to discuss your ideas and concerns with your neighbors and the HOA board. There will be an election to the HOA's board of directors. Meetings are held quarterly. Please let us know if you are interested in serving on the board.

As always, you may reach our office via phone, e-mail, fax or mail:

North Court Residences  
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](mailto:rdpm.amyscott@gmail.com)

We wish you the best in the upcoming year!

Amy Scott  
Managing Agent

The HOA's website provides access to governing documents, meeting minutes, financial statements, rules, insurance information, exterior change forms, direct pay forms and more. To access the website:

Website: [www.rdpminc.com](http://www.rdpminc.com)  
Select: Associations  
Choose: North Court Residences  
Password: ncr7002

Along with being a resource for owners, the website satisfies the requirements of the Colorado real estate sales contract and HOA-related statutes.

### North Court Residences - 2020 Budget Allocations 2020 Projected Income \$224,386

