

November 20, 2019

RE: Shadow Ridge Notice

Dear Homeowners,

As the busy winter season approaches, I want to give you some Shadow Ridge updates:

1. Remodel Contractor Authorization Form

[A Remodel- Contractor Authorization Form](#) must be filled out and submitted by the owner to the Shadow Ridge General Manager, prior to renovation being done on their unit. Please review the [Shadow Ridge Condominium Rules](#), section 18: Renovation of Individual Units, and section 19: Contractor Responsibility.

2. ASRL Online Resources

If you have not used the free online ASRL resources available to you, please do so, by going to the [Shadow Ridge HOA Dashboard](#). You are able to sign-in to your [HOA Homeowner Portal](#) and access HOA documents (governance, budget, meeting minutes, insurance policy).

3. Shadow Ridge HOA Survey Results

Thank you to all who participated in our recent Home Owners Survey. We had over 60% of Home Owners respond!

The top 5 concerns were:

1. Flooring and Carpeting
2. Front Entrance and Lobby
3. Exterior appearance
4. Hallways painting
5. Interior lighting

SAVE THE DATE: Further discussion on the survey results will take place at the [Shadow Ridge Owner Gathering, on December 30th at 4 pm](#).

Your BOD is now analyzing these results and will incorporate them into our future plans for renovations and much needed updates to our building.

4. 2020 Budget

The proposed 2020 Budget includes a 10% dues increase to maintain the Capital Reserve Fund. An open meeting will be held on November 25, 2019 at 4:00 pm MT for the Board of Directors to approve the 2020 Budget. The conference call in number is: (712) 775-7031, access code: 624352. Homeowners can reference the proposed 2020 Budget on the [Shadow Ridge HOA Dashboard](#).

The 2020 Budget will be emailed to homeowners by December 1, 2019 and posted on the HOA Dashboard. The 2020 Budget will begin on January 1, 2020.

Gina Covino, HOA Administrator