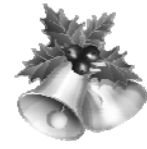


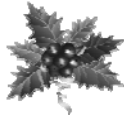


Countryside North Homeowners Association



December 2009

Calling All Homeowners



All meetings of the association board are open meetings. Residents are encouraged to observe meetings and read approved minutes. Residents who wish to address the board are welcome to do so during the homeowner forum conducted at the beginning of each business meeting. Here are few tips for participating:

1. Put it in writing. You will get the best response if you put your question or opinions in writing prior to the meeting. This isn't mandatory, but it helps you and the board. Some issues may require a little research by the manager. Also, the board can serve you better if members have time to consider your concern.

2. Call ahead. As a courtesy, the association asks that you phone and let the manager know that you wish to address the board. This also allows us to notify you if a meeting is cancelled for any reason.

3. Plan your remarks to last no longer than five minutes. Board members enjoy visiting with residents; however, the meeting agenda is always

very full, and the five-minute limit ensures that all business gets conducted. This doesn't mean big issues can't be presented. If your concern requires more time, please summarize it in five minutes, and the board will add it to the agenda for the next meeting.

4. Don't expect an immediate response. Board members don't act independently. All issues require discussion and sometimes a vote. Sometimes an immediate answer is possible, but it's just as likely that you won't get a response until after the meeting.

5. If you need information, call the manager. The purpose of the Homeowner Forum is for residents to share opinions and concerns with the board. Residents seeking general information (like a status report on a project or the board's position on an issue) can get a more immediate answer from the manager.

Snow Removal: It's that Time Again

The City removes snow from the streets; and the owners are responsible for removing snow from the sidewalks in the front, side, and back of the home - including the mail box areas. Those mailbox areas are important. If you have one next to your property, it's your responsibility to clean the area of snow. If you don't, the Post Office can refuse to deliver the mail, which probably wouldn't make your neighbors very happy. If you have any questions about what areas you're responsible for and which ones the HOA takes care of, just contact Diversified Property Management and they'd be happy to help.



Community Update



Thanks to everyone who attended the Annual Meeting in December. We obtain quorum to hold an election with the homeowner's and Developers votes. We were able to elect a volunteer homeowner to the Board. Sincere thanks to Sam Fortune for volunteering his time to serve the HOA the past year. Please remember that you do not need to wait until the annual meeting to address your Board. Please email or call Sandy Deacon with your concerns, ideas, etc at sdeacon@diversifiedprop.com or 719-314-4501. She can also add you to the agenda if you wish to speak at the next quarterly meeting. Your ideas and input are always welcome and needed.

Notice of Board of Directors Meeting

The next regular meeting of the Board of Directors will be at The Morley Company Office. Homeowners are welcome to address the Board for the first 30 minutes of the meeting. Date and time is subject to change.

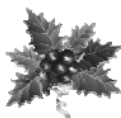
Date: February 4, 2010
Time: 9:00am
Place: 20 Boulder Crescent St, 2nd Floor
Colorado Springs, CO 80903



Holiday Decoration Reminder

According to the Covenants for Countryside North, "Holiday decorations may be displayed 30-days prior to the holiday and shall be removed within 14 days following the holiday."

The 2010 Budget Explained



The management company received a notice in the mail from an anonymous homeowner in the month of July 2009. The letter was presented at the last quarterly meeting and the Board decided to respond to it in this newsletter instead of having to do a special mailing. As of December 16, 2009 there are 70 homes built. Your quarterly dues of \$31.25 pay for your management fee (completing property inspections, enforcement of the covenants, attending Board meetings, meeting with contractors, attorney's, homeowners, etc.) administrative supplies (newsletters, paper, envelopes, labels, etc), postage, legal fees, tax returns, insurance, utilities (common area water), and landscaping & maintenance of common areas. Below, is the budget you can reference. The homeowners association will be responsible to maintain 3 tracks (tracks B-

D) throughout the community, once the developer turns it over to the HOA. Track B is located at the end of Darneal's cul-de-sac; track C is located between 10773 & 10785 Darneal Drive; and track D is located between 11185 & 11215 Falling Star. The trail on the back side of Falling Star and Link Rd is the City's responsibility to maintain, not the HOA. The streets in the community are City streets and are not maintained by the HOA. Any snow removal or street sweep cleaning is the responsibility of the City. The developer or builder is responsible for maintaining the fence that surrounds the community and their lots. You can always visit our website to view the financial statements and see what your quarterly dues pay for and the delinquency rate.

COUNTRYSIDE NORTH HOMEOWNERS ASSOCIATION, INC. 2010 BUDGET		
	Monthly Budget	Yearly Budget
INCOME:		
Assessment - Homeowners (66)	687.50	8,250.00
Bad Debt	(34.42)	(413.00)
Late Charge	40.00	480.00
Demand Letter	25.00	300.00
Total Income	718.08	8,617.00
ADMINISTRATIVE EXPENSES:		
Management Fee (\$7.00/door)	462.00	5,544.00
Administrative Supplies/Newsletter	85.00	1,020.00
Legal Fees	25.00	300.00
Tax Return	25.00	300.00
Postage	20.00	240.00
FIXED EXPENSES:		
Insurance	182.00	2,183.00
OPERATING EXPENSES:		
Utilities / Water	90.00	1,080.00
GROUNDS:		
Landscaping	250.00	3,000.00
Total Expenses	1,139.00	13,667.00
Net Income/Loss	(420.92)	(5,050.00)

A Few Reminders...

- Per the contract, Management only inspects the community for Covenant violations once per month until April so please email Sandy with any violations you may notice that are not being corrected in a timely matter.
- If you purchased your home in summer or fall of 2009, your landscape plans are due to Management at least one month before you begin work. Remember, your landscaping needs to be completed six months after your closing date. There is an architectural form available on the website at www.diversifiedprop.com.
- Trash containers cannot be stored on the side of the house visible to the street.
- Trailers should not be stored on the driveways, streets, or side of the house.

Basketball Hoop Information

Basketball backboards may be placed in a permanent location with committee approval. The location of a permanent backboard must either be garage mounted or pole mounted (temporary backboards to be placed in a permanent location will be considered on a case by case basis). If garage mounted, the backboard and support structure should be clear or painted the same color as the house, unless otherwise approved by the committee. Pole mounted backboards must be between the house and the halfway point where the driveway meets the sidewalk, but not closer than 10 feet to the sidewalk. Garage mounted backboards in the front yard may not project more than two (2) feet from the front of the garage. Rims and nets on all types of basketball units must be maintained in a neat and clean appearance. Temporary basketball hoops that are not in an approved permanent location must be stored within the home or behind the fence and must not be observable from the street when not in use.



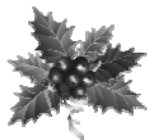
Your HOA Community Update

Board members:

Jim Morley—President

Jodie Paez—Vice President

Jim Hamel—Treasurer/Secretary



Dues: \$31.25 quarterly

Total homeowners: 70