



November 2020

Dear Willowbrook Meadows Homeowner,

Thank you to all owners able to attend the 2020 Willowbrook Meadows Annual Homeowners meeting and those who returned their proxies! Your input and participation were appreciated.

The 2021 annual budget was reviewed, discussed and passed. No increases to dues was proposed. A copy of the budget is included in this mailer. The minutes from this meeting are also included, along the Rules and Regulations. Please review the Rules and Regulations with your family members and tenants.

Snow has arrived, so please do not park on snow easements and snow storage areas on your property. The HOA is responsible for snow hauling and needs access to all snow storage areas to keep cost at a minimum. In common parking areas, it is important you park only in the designated area so snow can be removed from its proximity. No parking is allowed on Town streets and the Silverthorne Police may ticket violators. Also, please continue to pick up dog waste even during the winter and in open space areas. Dog waste does not melt with the snow! Please keep your pets under control and please be courteous to your neighbors! As always, for the safety of all, please drive the speed limit.

In a separate attachment are the Bylaws that have been revised by the Board. The changes include the language discussed at the annual meeting to add a 30-day owner comment period if an amendment is made to the Bylaws by the board. The other change separates the ARC Guidelines into its own document.

Waste Management provides the service for trash removal at Willowbrook. The fire department has been there three times putting fires out in the dumpsters from hot ashes or embers being thrown into them. There is a \$95 charge for every dumpster that must be removed and repaired from the damage. Please do not put hot ashes into the dumpsters. This is the first year we have had this problem, so please do your best to make sure ashes are cool before placing them into the dumpsters. Do not place large items such as couches, chairs, mattresses or appliances in the dumpsters or dumpster enclosures. Please place your household trash IN the dumpster and not by it.

The County provides recycling in Silverthorne behind the Outlets.

Best wishes to everyone for a Happy Thanksgiving, Merry Christmas and Happy New Year!

Sincerely,

Willowbrook Board of Directors