

Newsletter February 2008

Special Election Meeting

Your Homeowners Association has hit a milestone: 25% of the homes have been sold!

A Special Election Meeting of the members will be held March 12, 2008 at 6:30 p.m. at the Lake Front Model Home Sales Office. At this meeting, a homeowner will be elected to the Board of Directors.

We must obtain quorum at the meeting (4 homeowners) in order to conduct the official business. Your attendance at this meeting, or your completed proxy, is very important to the Association, so please plan on attending. The Special Election Meeting Notice is included with this newsletter.

Please come and meet your neighbors, Board Members and Community Manager.

Wanted: Board Member

We need one new Board of Directors Member. Are you interested in helping make decisions in your community? Do you have concern for your community? If you are interested in serving on the Board of Directors, please fill out the enclosed Board of Directors Questionnaire and return it to Lori Huffman at MSI, LLC before March 10, 2008 or bring it to the Special Election Meeting.

Parking Reminder

Please remember to only park in your garage or in designated parking areas. Please do not park in the fire lanes or in front of garage doors.

What is a Proxy? How Does It Work?

A proxy is utilized on all Annual Meeting notices and on some of the Special Meeting notices. The proxy allows owners the opportunity to be represented at meetings where a quorum must be met and to have a say in the community when they cannot attend the meeting.

If you know you will not be able to attend a meeting, you may complete, sign, and date the proxy and give it to a neighbor who will be attending the meeting. The neighbor will use your proxy to vote his "views" on the matter at hand: so be sure you and your neighbor agree on the matter(s) to be voted on! If you do not know any of your neighbors well enough to give them your proxy, you may insert a Board Member's name and the Board Member will use your proxy to vote or to achieve a quorum at the meeting. Before the meeting, be sure to read your meeting notice, which details the items to be handled at the meeting, so you will know what action is to be taken.

Community Email Alerts

By Laura Moss, MSI Website Support

Would you like to receive important community updates via email? Simply sign up for this service when creating your account to access your community's website. Please visit www.msioha.com and click "Sign In" on the top right corner of the page. This will bring up the sign-in page. On the right-hand side of the page, under the heading "New User? Sign Up Today," you will see a sentence that reads, "If you are new to the service click Sign Up..." Please click on the words "Sign Up". This brings up the screen where you will enter your information and create your sign-in name and password. In the

section regarding correspondence, simply select one of the options that include email and you will be set up to receive important email alerts from your community.

Lake Front Is Growing

Remington Homes is breaking ground on Building T. Please excuse the construction noise and mess as we go through our growing pains!

Calling Community Shutterbugs

By Laura Moss, MSI Web Support

Your community's website is a great way to share your photos of community events with your neighbors. Photos of holiday displays, community social events, visits from local wildlife or any photos that showcase the community are welcome. Please email or submit photos to your Community Manager, Lori Huffman, at LHuffman@msiho.com and surf in to view your photos.

Getting to Know You—Ice Breakers

From the Neighborhood Resource Center of Colorado's Good Neighboring Kit

Getting to know your neighbors can have a powerful impact on your life. Research suggests that when neighbors interact, kids stay in school, crime declines and residents report improved health.

Do you ever wish you knew your neighbors better? How do you begin? It may seem difficult to simply jump in and introduce yourself to strangers. Sometimes all you need is a good excuse to talk to your neighbor. Here are a few examples of icebreakers that have worked for others:

Move your after-dinner relaxation or weekend project out to the front porch so you have a better chance to meet your neighbors.

Bring a neighbor's morning newspaper up to their door to introduce yourself.

Notice and mention your neighbor's hobbies. Say something like, "How is the rollerblading going?"

If you experience a break-in or have learned about a nearby robbery, give your neighbors a heads up.

Take frequent walks around the community and take time to stop and chat.

Make your first meeting with a neighbor a friendly one, rather than a complaint about the barking dog or loud music.

Ask to borrow an egg or tray of ice. Even if you don't need one, it will help you start talking.

Invite everyone in your building over for dessert.

Offer some useful advice about the recycling program, an upcoming block project or issue. Start with, "Did you know...?"

Acknowledge the awkwardness of the situation. "We've lived in the same building for five months, and I decided it was time to introduce myself..."

An Irish Friendship Wish

May there always be work for your hands to do;

May your purse always hold a coin or two;

May the sun always shine on your windowpane;

May a rainbow be certain to follow each rain;

May the hand of a friend always be near you;

May your heart be filled with gladness to cheer you.

Creating an MSI Website Account

By Laura Moss, MSI Web Support

To create an account, please visit www.msioha.com and click the "Sign In" link on the top right corner of the page. This will bring up the sign-in page. On the right-hand side of the page, under the heading "New User? Sign Up Today," you will see a sentence that reads, "If you are new to the service click Sign Up..." Please click on the words "Sign Up." This will bring up the screen where you will enter in your information and create your sign-in name and password. Once you have completely filled out the form and agreed to the terms of service, you will have access to your community's website. Please don't hesitate to contact Laura Moss at (720) 974-4186 for assistance.

Pay Your Assessments Online

By Laura Moss, MSI Web Support

MSI is pleased to announce the option to pay assessments online is available. To pay online, please visit www.msioha.com and log on to your community's website. Once the community site has been accessed, the online payment feature is available by going to "Resident Services" and then clicking on "Check Your Account". The first time you use the "Check Your Account" feature, please enter your Access Code in the appropriate field. If you would like to request an Access Code, simply click on the "Send Me My Access Code" link and the system will automatically generate the Access Code letter, which will be mailed to you via the US Postal Service. Once the Access Code has been successfully entered, the account information and payment options will be available. If you would like assistance with the website, please contact Laura Moss at (720) 974-4186.