

Wildcat Ridge

September 2003

Your Board of Directors

President
Michael Harris

Vice President
Michael Allen

Secretary
John Scott

Treasurer
K C Harney

Member
Steve Alsdorf

Management Specialists, Inc.
Kathi Burdess, Manager
3033 S. Parker Road
Suite 508
Aurora, CO 80014
(303) 751-6564 x 304
(303) 751-7396 fax
kburdess@managementspecialists.com



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FRIENDLY REMINDER:

Wildcat Ridge Homeowner Association fees are due the first of each quarter. For those homeowners paying on a quarterly basis, your next payment is due on October 1st!

Notice of Annual Meeting

The Wildcat Ridge Community Association will be conducting the Annual Meeting on **Thursday, October 16th at 7:00 p.m. at Wildcat Mountain Elementary School.** All homeowners are encouraged to attend.

If you are unable to attend, please fill out the enclosed proxy and give it to a neighbor who will be in attendance. It is important that the Association achieves quorum so that official business can be conducted.

At the meeting, the Association will conduct an election of three homeowners to serve on the Board of Directors. The Board is comprised of five members serving two-year terms. The members' positions up for election are that of Michael Harris, John Scott and KC Harney. The Board meets on a monthly basis on the second Thursday of each month at 4:30 p.m. Should you wish to serve on the Board, please fill out the enclosed questionnaire and return it to Management Specialists, Inc. by October 10, 2003. By doing so, your name will be placed on the ballot. Nominations will also be accepted from the floor at the Annual Meeting.

The Board of Directors has adopted a budget, which is enclosed for your review. This budget will be presented for ratification at the Annual Meeting. The budget calls for assessments to remain at the current level of \$142.00 per quarter. In addition to the enclosed budget, there will be a presentation at the Annual Meeting explaining the budget and how it was derived.

E-Mail List

Homeowners who are interested in receiving informational broadcast messages regarding the community, can send their e-mail addresses to kburdess@managementspecialists.com, for future use on information such as annual meeting, pool schedule changes, etc.

Planning a Move?

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Pool Committee

The Board of Directors is looking for interested homeowners to serve on a pool committee for next year's pool season. If homeowners are interested, please call your community manager, or sign up in October at the annual meeting. The Board is looking for homeowners to sign up now, in order to discuss issues, pool contractor selection for next season, and any other relevant items that need addressed.

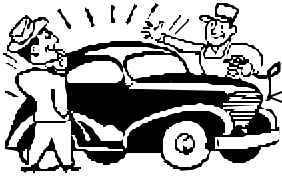
Garage Sale

The Wildcat Ridge Community Association will be holding a second community-wide garage sale on October 3rd and 4th between 8:00 a.m. and 4:00 p.m. Happy sales to you!

Wildcat Advertising

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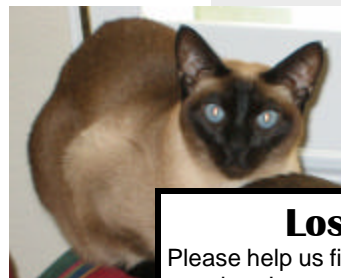
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Steve is a Wildcat Ridge Resident

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If you are interested in placing an ad in the next newsletter, contact your Community Manager, Kathi Burdess, at 303-751-6564 x 4235, or email her at kburdess@managementspecialists.com

WILDCAT RIDGE COMMUNITY ASSOCIATION

NOTICE

ANNUAL MEETING

THURSDAY, OCTOBER 16, 2003

7:00 PM

Wildcat Mountain Elementary School

Please plan on attending the 2003 Annual Meeting of the Association to be held at the time and place shown above. This meeting is held in accordance with the legal documents of the Association. The purpose of this meeting is to elect three (3) Board members to serve terms of two (2) years each. This is a volunteer position and Board meetings are required. This is an excellent opportunity to get involved in the decision-making process of your community. A question and answer period will follow the meeting. If you are interested in running for a position on the board, please fill out the enclosed questionnaire and return it to the address on the bottom as soon as possible.

If you are unable to attend the Annual Meeting, please complete the following proxy and give it to the person you are authorizing to vote for you. You must designate a specific person and not leave the space blank or open-ended. The person you designate must be at the meeting in order for your vote to be cast. The proxy must be signed and dated. Only those homeowners who are current in their assessments will be allowed to vote. **The Annual Meeting can only take place if a quorum is obtained, so please attend or give your proxy to someone who will attend.**

Wildcat Ridge Community Association, Inc.
c/o Management Specialists, Inc.
3033 South Parker Road
Suite 508
Aurora, CO 80014
303-751-7396 fax

I hereby authorize _____ to cast ballots on my behalf at the 2003 Annual Meeting.

Name

Signature

Address

Date

NOTE: THIS PROXY MUST BE SIGNED IN ORDER TO BE VALID.

WILDCAT RIDGE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS CANDIDATE QUESTIONNAIRE

c/o Management Specialists, Inc.
3033 South Parker Road
Suite 508
Aurora, CO 80014

I am interested in serving on the Board of Directors.

Please consider the following information:

1. Why did you move into Wildcat Ridge?

2. What is your opinion of the community now that you live here?

3. What is your philosophy of Covenant Enforcement and Architectural Control?

4. What do you feel are the main issues facing the community?

5. Do you have any experience in budgeting? _____

6. Do you have any experience in serving on Boards of Directors? _____

If so, please explain: _____

7. What is the best way to handle conflict at a meeting?

8. Education: _____

9: Employment: _____

10. Other information to consider: _____

Please forward information to:

Management Specialists, Inc.
Attn: Kathi Burdess
3033 South Parker Road
Suite 508
Aurora, CO 80014
(303) 751-7396 fax

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone-home: _____ work: _____