

Wildcat Ridge

October 2002

Your Board of Directors

President
Michael Harris

Vice President
Michael Allen

Secretary
John Scott

Treasurer
K C Harney

Member
Wayne Anderson

Board Meetings:

Board meetings are held monthly on the second Thursday at 4:30 p.m. If you have a particular issue to discuss, please call Kathi Burdess to have the issue placed on the agenda for discussion.

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

Notice of Annual Meeting

The Wildcat Ridge Community Association will be conducting the Annual Meeting on Thursday, October 17th at 7 p.m. at Wildcat Ridge 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 two 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 Wayne Anderson and Mike Allen. The Board meets on a monthly basis on the second Thursday of each month at 4:30 p.m. at 6855 S. Havana, Suite 150. Should you wish to serve on the Board, please fill out the enclosed questionnaire and return it to Management Specialists, Inc. no later than October 11, 2002. 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 an assessment increase of \$9.83 per month (this includes \$7.80 per month for trash service). In addition to the enclosed budget, there will be a presentation at the Annual Meeting, explaining the budget and how it was derived.

Trash Reminder

Effective January 1, 2003, trash service will be included with your quarterly assessment. The trash provider will be BFI, and pick up day will be Monday. In order to maintain an attractive looking community, please have your trash out no earlier than Sunday evening, and have trash cans put away Monday evening. If you have not already done so, please notify your current trash provider that you will no longer need their services as of December 31, 2002. Please make sure you have not paid for your trash service past December 31, 2002. If you have already done this, please discuss the issue of a refund with your current trash provider.

Parking

Article X, Section 10.2(a) of the Wildcat Ridge Covenants states:

Vehicles shall be parked only in the garages or in the driveways.

Any car parked on the street constitutes a Covenant violation and is therefore subject to the same fines as any other violation. Due to numerous complaints received, and potential safety issues, this covenant will be strictly enforced. Therefore, if a car continues to be parked on the street, the first fine assessed (following a courtesy and second notice) will be \$100. If compliance does not occur, a \$250 fine will be assessed. Please help the Association maintain a safe and attractive community by keeping cars off the street.

Spice up your parties & reunions!

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Wildcat Ridge Resident
Norma Gallo
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Wildcat Ridge Resident

Lisa Corona
Independent Consultant
10384 Cheetah Tail
(303) 768-8979



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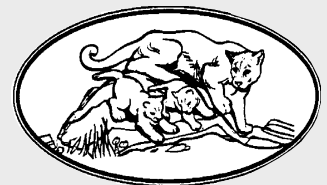
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Missing Your Wildcat Directory?

Wildcat directories were sent via email in PDF format a couple of months ago. If you did not receive one, then we don't have your current email address. Therefore, we are asking that each family verify or submit the email address they wish to use to receive the directory, and other important Wildcat Ridge information, by following these steps exactly:

1. Send an email to mprusse@mac.com
2. Make the subject "WC email": (without the quotes)
3. Include in the body of the email the email address you wish us to use AND
4. Include your home telephone number.

If you have not submitted your family information for the directory or you need to make changes to your listing, please use the Directory Information form included in this newsletter. If you have already submitted a Directory Information form AND you have nothing to update, you do not need to resubmit the form.



October 2, 2002

WILDCAT RIDGE COMMUNITY ASSOCIATION, INC.

NOTICE

ANNUAL/BUDGET RATIFICATION MEETING

Thursday, October 17, 2002

7:00 p.m.

Wildcat Ridge Elementary School

Please plan on attending the 2002 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 Budget Ratification portion of the meeting will consist of a brief presentation of the budget (included in the mailing.) The budget will be deemed ratified unless at least sixty-seven percent (67%) of owners entitled to cast votes in the entire community do so at the meeting in rejection of the budget presented. There will also be an election of two (2) Board members to serve a term of two (2) years each. This is a volunteer position and monthly 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 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 S. Parker Road
Suite 508
Aurora, CO 80014
303-751-7396 fax

I hereby authorize _____ to cast ballots on my behalf at the 2002 Annual Meeting of the Wildcat Ridge Community Association, Inc.

Name

Signature

Address

Date

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

WILDCAT RIDGE COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS QUESTIONNAIRE

c/o Management Specialists, Inc.

3033 S. 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 S. Parker Road

Suite 508

Aurora, CO 80014

303-751-7396 fax

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone-home: _____ work: _____