November 15, 2026

Reserve at Ute Creek Homeowners:

IF YOU ARE NOT THE HOMEOWNER AT THIS ADDRESS, PLEASE DISREGARD THIS NOTICE.

On Monday, December 7, at 6:30pm your HOA Board will be holding our annual HOA meeting at the Longmont Senior Center, 910 Longs Peak Avenue in Longmont. We will be serving cookies and beverage.

For the first time this last year as an HOA we needed to increase our annual dues to keep our organization in good financial shape. We have taken several steps this past year to make sure we are spending our dues as effectively as possible and still maintain the beauty that is The Reserve at Ute Creek.

We had a very good year financially in 2026 with very few surprises and some cost savings. We can discuss this and answer any questions you may have about this past year at the upcoming annual meeting on December 7.

Also at last years' annual meeting, our members voted in an automatic minimum annual dues raise to ensure that our HOA stays in good financial shape for years to come. We are very happy this year to suggest that our annual raise in dues will only be $20.

To pass the 2027 budget and put it in place we need enough votes at Monday night's meeting to establish a quorum. We would love to have all Homeowners attend this meeting however we understand in a lot of cases this just isn't possible. We would greatly appreciate it if you are unable to attend, if you would please send the enclosed proxy in your place so your vote can be counted.

I have attached a blank proxy for you to sign and return to me if you want me to represent your vote to approve your annual budget for 2027 as I will be voting to approve.

If you want me to represent your vote to approve the budget, simply print your name, address and date on the enclosed sheet, sign it and return it to me at **1302 Whitehall Drive before Monday 12/7 at 6pm**. I will take your proxy to the meeting so your vote counts. If you prefer you can call me at the number below and I will come to you and pick up the signed proxy.

Thank you from your HOA Board for your support.

Regards,

Bob Reding Vice-President Ute Creek HOA

1302 Whitehall Drive

Longmont

719-937-9413