

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, NV 89440

October, 2010

Dear Property Owners:

The following items are included in this mailing:

2011 Annual Dues Notice*

2011 Budget ** Proposed/ will be updated with unspent 2010 funds

Nomination form for 2011 election***

Please take time to carefully review these documents and return your annual dues before January 15, 2011.

* The annual dues for 2011 are \$200.00 per lot. The invoice is enclosed.

** In accordance with NRS. 116, a summary of the proposed budget for the fiscal year 2011 is enclosed. The Board adopted the budget on September 28, 2010. Owners may meet with the Board at the regular meeting at 6:30 pm on January 31, 2011, at the Highlands Fire Station to discuss the budget. Unless a majority of all owners reject the budget, the budget will then be ratified.

*****On June 28, 2011 two Board positions become vacant. The election to fill the two seats will take place at the 2011 Annual Meeting. Please, please consider nominating yourself to be placed on the ballot. If we cannot fill all Board positions, the Association runs the risk of not being in compliance with NRS 116 and becoming subject to fines or having the State appoint a management group and a non resident acting Board or having to appoint directors who may not represent your points of view. This will cost all of us dollars that will not give us any direct benefits. We really need at least three people to step up to the plate and run for a seat so that we can have a truly competitive election where all points of view are represented. According to NRS 116, if the number of candidates is equal to the number of vacancies those persons will be deemed elected. Without a Board, this Association will not be able to function. The roads will not be maintained. The snow will not be removed. Plans will not get approved. Bills will not get paid. There will be no management of complaints. This is your community and by taking a Board position you have the opportunity to make it an even better place to live.**

Respectfully,

James Hoeft
HRPOA Board President

