

Lake Whippoorwill Homeowners Association
P.O. Box 554
Warrenton, Virginia 20188

March 1, 2005

NOTICE OF ASSESSMENT

The board of directors for the Lake Whippoorwill Homeowners Association has adopted a budget to fund the common expenses and reserves of the Association for the year 2005. This budget was provided for review and discussion at the HOA Annual Meeting held this past December where the homeowners attending voted unanimously to maintain the annual assessment of **\$200.00** per Lot.

The annual dues are used to fund and maintain association insurance, monthly maintenance and upkeep of the common property (including landscaping, grass cutting, and lighting), required state filings, homeowner events and mailings, capital reserve and improvement funds, and other ancillary items. In the past, a portion of the annual assessment also went toward a common lot reserve fund.

The annual assessment of \$200 has remained the same now for five years. As a result of rising operating costs over this same period, the portion of the annual dues dedicated to the common lot reserve has steadily decreased over the years. As discussed at the annual meeting, the Board will push the community to make a final decision on the common lot this year.

As an Owner of a Lot subject to this assessment, you are hereby requested to mail payment in this amount to the Association address indicated below using the form provided **no later than April 10, 2005**. Please note that § 6.5 of the Declaration provides for a \$25 late charge for payments received more than ten days after April 10, 2005.

Please mail your assessment payments to:

Lake Whippoorwill Homeowners Association
P.O. Box 554
Warrenton, Virginia 20188

In addition, please fill out the enclosed payment voucher and send it in with your payment. The payment voucher is part of our ongoing efforts to ensure that we have up-to-date information on all members of the Association. It is imperative that we have accurate information on all members in order to disseminate information on assessments, activities, annual and special meetings and other important notices.

Thank you for your prompt attention to this matter.

Sincerely,

Board of Directors
Lake Whippoorwill Homeowners Association

Lake Whippoorwill Homeowners Association
P.O. Box 554
Warrenton, Virginia 20188

Assessment Payment for the Year 2005

Name: _____

Date: _____
(due 4/10/05)

Lot No. _____

Amount Paid: _____

Check Number: _____

\$200 by 4/10/05
\$225 after 4/20/05

Homeowners' Name(s): _____

Address: _____

Home Phone Number: _____

Work Phone Number: _____

E-Mail Addresses: _____

Please fill in all information so we can maintain and verify the accuracy of our records.

**Lake Whippoorwill Homeowners Association
2005 Board of Directors
and
Covenants Committee**

Board of Directors

Brad Eggers, President	540-349-4564
Jim Riggs, Vice President and Treasurer	540-428-1049
Owen Schefer, Secretary	540-351-6080

Covenants Committee

Ted Uhler, Chairman	540-349-1692
Diane Green	540-341-8541
Fred Carrico	540-341-0430

Also discussed at the Annual Meeting is the Board's intent to seek final resolution on the common lot this year. While this was originally slated for closure last year, a number of issues arose which preempted the board's ability to get this done, not the least of which was a lack of volunteers within the community. The common lot represents the single biggest opportunity for the community and possible the biggest expense. For information on how you can help shape the future of this resources, please contact Brad Eggers (349-4564/beggars2@yahoo.com) to volunteer.