

PCM

May 1, 2009

Co-owner
Boulder Ridge Condominiums
Rochester Hills, MI

Dear Co-owner:

The current down turn in the economy and the continued problems in the Michigan real estate market has had an impact on your condominium community. The rise in delinquencies, cost increase in services (i.e. snow removal and salting over the past few years and the establishing of Long and Short Term Projects) now required to continue proper maintenance of the community have made it impossible to properly maintain the Association without an increase in the monthly maintenance.

Approximately four years have lapsed since the last maintenance fee increase and after due deliberation and numerous meetings the above decision was inevitable in order to properly maintain Boulder Ridge and meet the financial obligations of the Association.

Effective July 1, 2009 your monthly maintenance fee will be \$145.00. Temporary coupons are enclosed for your convenience in making your payments as they fall due. The temporary coupons should be used until such time as you receive your new payment booklet.

The above decision was not an easy one to make but it was a necessary one to protect the investment of every co-owner at Boulder Ridge. Be assured that your Board will continue to work diligently on your behalf.

Very truly yours,
PREMIER CONDOMINIUM MANAGEMENT, LLC
Sylvia Comeau, Community Manager
On Behalf of the Board of Directors

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