

Recently a petition was issued to remove the HOA Board and elect a new one. The reason for the removal was not identified and the Board's efforts to meet were rejected. Attached is a notice for the special meeting in which you will be asked to vote. In a mean time, the Board would like to clarify some bits of misinformation that are circulating throughout the neighborhood and on social media.

One implies changes in the fine structure and that those changes would even apply daily fines for violations. The Board **NEVER** discussed these changes and has **NO DESIRE** to do so. The fine structure was modified a few years ago by the former Board and has not changed since. It was always the Board's philosophy to prevent the levying of fines and to not fine homeowners. In 2021 the Board **WAIVED** more fines than in **ANY** of the previous years. If the violation was cured, the fines associated with that violation were waived or at least minimized to the extent possible. Meeting minutes posted on the Association's website are a proof of the decisions made throughout the year.

The amount of fines charged in 2021 was \$4,825, and \$1,424 in 2022, less than in previous years when the former Board was in place - \$5,250 in 2019 and \$7,500 in 2020.

At the same time the amount of fines waived by the current Board was much higher than before - \$6,400 in 2021 and already \$3,150 in 2022. The amount of fines waived by the previous Board was \$2,550 in 2019, and \$2,950 in 2020. These numbers just reiterate the fact that the current Board worked hard not to fine homeowners and to forgive fines if corrections were made.

Another piece of misinformation implies that Sage Creek Estates is about to become a "Green Valley Ranch" case and will start foreclosing on homes. Regardless of the rumors, the Board has not foreclosed on a single home and has no desire to do so. The Board is a group of volunteers who live in the community. We are your neighbors and don't want to see anyone losing their home. As other homeowners, we all want to live in a nice well-maintained, desirable community.

Another bit of misinformation relates to the Board not responding to inquiries from homeowners. The Board does not respond individually, the responses come from the Association's Management. This approach allows the Board to act as one and eliminates "side-deals" and potential conflict of interest claims. This approach has been in place for a very long time and has worked well for all.

Another piece of misinformation is the reason a previous Board member was removed in early 2021. The Board member acted in his own interest and not in the interest of the Association. Some examples include threats to terminate the snow removal contract in the middle of a snow season without any reason, trying to enter into a contract with the Association, which is specifically not permitted by Section 5.11 of the Bylaws. Not being able to remain in "good standing" during the term. An additional reason for removal was the fact that this Board member communicated with

homeowners on behalf of the Board without the knowledge of the other Board members or the management. These are just a few reasons the Board member was removed, all well documented.

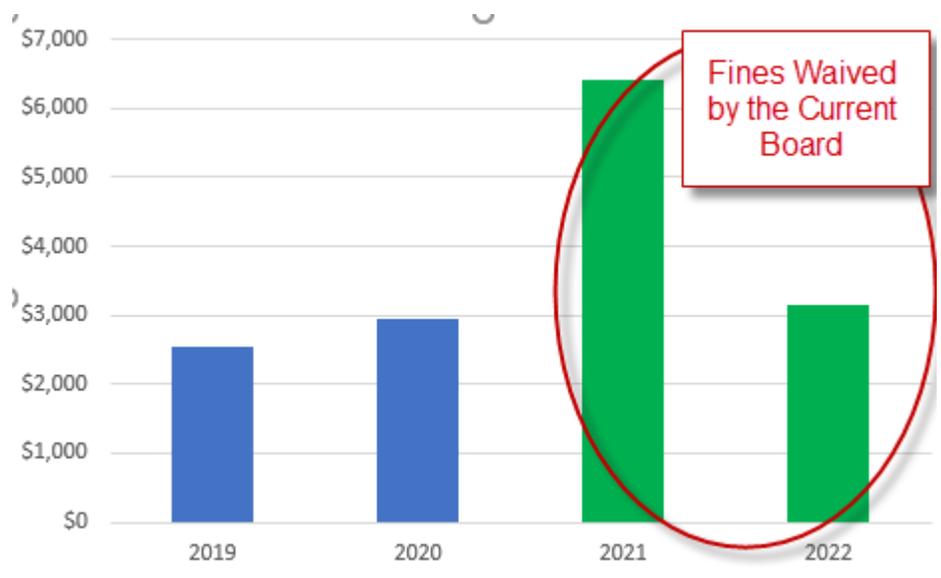
Please keep in mind the Board's obligation to protect the Association's covenants and bylaws. We understand some may not be very popular but they are often identical to the City of Thornton Code requirements and we all agreed to follow them when we purchased our homes. The covenants are what keeps our community thriving and a sought-after place to live.

There are some things worth mentioning that were accomplished in 2021:

- We have also worked with several homeowners to extend violation cure times to allow for issues to be corrected to avoid any fines being issued. If someone contacted us and said they needed extra time to get the fence fixed, to take down holiday decorations, or something else, we always worked with the homeowner to extend the time to accommodate the needs. Communication is the key.
- We completed initial upgrades to all three playgrounds including fresh mulch addition. (This was one of the frequent requests from our homeowners.)
- Removed all dead trees throughout the community
- Cleaned detention ponds to comply with City of Thornton's code requirements and avoid future fines
- Worked with the City of Thornton to finalize separation from the Sage Creek Townhomes to ensure we are not responsible for their landscaping and irrigation
- We were also able to renew contracts for trash pickup with only a 5% increase, and an insurance contract renewal with only a 3% increase
- We also signed landscaping and snow removal contracts on very favorable conditions late last year. By doing so we received good pricing that is locked in for the next couple of years. It would be impossible to renegotiate the same prices right now with the cost of goods and services increasing almost daily

We understand that the last couple of years were difficult, and we try to balance new improvements while at the same time being fiscally responsible and ensuring that we have sufficient funds available for unexpected expenses. We all know that our irrigation and other common area equipment are over 16 years old and prone for failures. The Association is in a good financial position and well prepared for these events. The Board continued the same approach as the previous Board, to maintain our reserve account. As of today, it is \$72,375.94.

We want to encourage homeowners to communicate your needs and ideas to make our community thrive. Let us know what we can do to improve by sending an email to BLSuch@homesteadmgmt.com. After all, we are your neighbors who live in this community and we all want to keep it safe and visually appealing.



**SAGE CREEK ESTATES HOMEOWNERS ASSOCIATION
NOTICE OF SPECIAL MEETING**

The Special Meeting of the **Sage Creek Estates Homeowners Association** will be held at **Homestead Management, 1499 W. 121st Avenue, Suite 100, Westminster, CO 80234** at **3:00 p.m. on Wednesday, June 8, 2022.**

Please make every effort to attend. Member's interest and participation in the affairs of the Association is vitally important. Any homeowner interested in being nominated as a member of the Board of Directors, please call Homestead Management Corporation at 303-457-1444 and place your name on the list for nomination.

NOTE: Due to the nature of this meeting and in order to avoid further conflict, this meeting will be held for voting purposes only. No general discussion or open forum will take place. Any questions you'd like answered prior to the meeting can be directed to Brandy Such at blsuch@homesteadmgmt.com.

The order of business and the topics to be discussed at the Special Meeting are as follows:

- 1.) Call to Order
- 2.) Vote to Remove Board of Directors
- 3.) Call for Nominations (If Necessary)
- 4.) Election of Board of Directors (If Necessary)
- 5.) Adjournment

The purpose of this meeting is to vote on the removal of the current Board of Directors and vote to elect a new Board of Directors, if necessary. In the event you are unable to attend the Special Meeting, please complete the attached proxy and return it to Sage Creek Estates Homeowners Association, 1499 W 121st Avenue #100, Westminster, CO 80234 by June 7, 2022.

Respectfully,

**Edyta Stec-Uddin, President
Sage Creek Estates Homeowners Association
May 2, 2022**

**SAGE CREEK ESTATES HOMEOWNERS ASSOCIATION
SPECIAL MEETING PROXY**

The undersigned, being the owner(s) of the Sage Creek Estates Homeowners Association unit at _____, Thornton, CO 80602, do hereby constitute and appoint **Edyta Stec-Udin**, President or his/her designee, as true and lawful attorney-in fact, with all powers the undersigned would have if personally present, for me (us) in my (our) name(s), place and stead, to vote my (our) interest at the Special Meeting of the members of the Sage Creek Estates Homeowners Association, to be held on **Wednesday, June 8, 2022 at 3:00 PM at Homestead Management, 1499 W. 121st Avenue, Suite 100, Westminster, CO 80234** or at any adjournment thereof, with full power to vote and act for me (us) to the same extent I (we) might have were I (we) personally present. I (we) hereby revoke all proxies heretofore given by me (us) for any Special or Annual Meeting of the Association.

In witness thereof, I (we) have executed this proxy on the _____ day of _____, 2022.

Owner _____

Owner _____

Owner _____

Owner _____

I (we) further understand and agree that the meeting has been called for the purpose of removing the current Board of Directors and electing a new Board of Directors, if necessary.

NOTE: Executors, administrators, trustees, guardians or attorney should so indicate when signing. If signing for a corporation, please indicate your title.

All proxies must be signed, dated and returned no later than **June 7, 2022** to be voted.

**IN ORDER TO MEET THE MEETING QUORUM REQUIREMENTS, IF YOU
WILL BE UNABLE TO ATTEND THE MEETING PLEASE SIGN AND
RETURN THIS PROXY TO BLSUCH@HOMESTEADMGMT.COM.**