



November 26, 2019

Dear Powder Wood at Landmark Homeowner,

The Powder Wood at Landmark Management Committee has approved the 2020 Budget.

For 2020, most of the increase is due to the addition of Comcast Internet and the increase for basic cable, utilities, and Reserve Contribution:

	2020	2019	Increase per month	
Basic Cable	\$32.37	\$21.68	\$10.69	
Internet	\$30.00	\$ 0.00	\$30.00	
Utilities	\$45.97	\$40.69	\$ 5.28	This is the average increase per unit. Actual may be higher or lower determined by Unit Type. Water increase 8%, Sewer 5%.
Reserve Contribution	\$39.47	\$32.89	\$ 6.58	This is the average increase per unit. Actual may be higher or lower determined by Unit Type.
Total Increase for Cable, Internet, Utilities, Reserve Contribution			\$45.97	

The remaining increase is primarily due to the budgeted Insurance premium increase, which is a unit average of \$5.05.

The following table reflects the monthly assessments effective January 1, 2020:

Unit Type	2020	2019	\$ Increase
1 BR	\$308.14	\$261.00	\$ 47.14
1 BR L	\$337.55	\$289.00	\$ 48.55
2 BR 1 BA	\$384.83	\$334.00	\$ 50.83
2BR 2 BA	\$384.83	\$334.00	\$ 50.83
2BR 2 BA L	\$444.40	\$391.00	\$ 53.40

If you are currently enrolled in the auto-debit service through the Homeowner Association for the payment of the monthly assessments, it is not necessary to re-enroll. The amount deducted from your account will be adjusted to the 2019 rate beginning with the January 2020 auto-debit. If auto-payments have been set-up on the website through Mutual of Omaha Bank you will have to change the amount to pay.

If you would like to enroll in our auto-debit service please email powderwood@ccparkcity.com for an enrollment form.

Payment coupons are available upon request.

The monthly assessments are due on the 1st of each month. Any assessment delinquent thirty (30) days is subject to a \$50.00 Late Fee and Interest at 13% per Annum, assessed monthly. Delinquent accounts may be referred for collection.

If you would like we can assist you in any way; please contact the Management Office at 435-649-3722.

Respectfully,

Charles Schell

Charles Schell
Powder Wood Condominium Association, Inc.
President