



May 4, 2009

Dear Neighbors:

Snow Assessment

When we adopted the 2009 fiscal year operating budget for South Mill Association Inc at the annual meeting in December, we implemented a “zero” increase in the annual fees, very much mindful of the difficult economic conditions we were operating under. We negotiated multi-year contracts with our various vendors under the most favorable terms available for the Association. We asked you to fully cooperate with APM and us as we monitored very closely the various service and repair requests received from the community. We want to acknowledge and thank you for the overall cooperation that you have demonstrated.

Unfortunately the one budget line that is not within our control to limit is that of snow removal. In 2008-2009 the demand for snow removal, ice mitigation and sanding far exceeded the average for the last 5 years. Keeping in mind we committed to a “zero” increase in the fees for 2009, so when our 2009 budget was established for snow removal, we used a conservative average of past years expenses. In addition, in the early part of the winter we were called upon to remove heavy snow build up from many of the roofs within the complex. Not removing this type of snow build up creates a snow/water cycle as the sun warms the roofs during the day and refreezes again at night. This causes not only damage to the exterior of roofs, but also interior damage from water leaking onto ceilings.

As a consequence, the snow removal and roof damage mitigation has caused our operating budget to be overspent by \$ 31,766. After significant discussion and careful deliberation of the alternatives, the Executive Board voted at its April meeting to levy a snow assessment charge to bring the operating budget back into balance. The assessment per unit is \$360 and can be paid over (3) installments of \$120 each. The first payment should be included with your June monthly fee payment. The subsequent payments should be included with your July and August 2009 payments. You can, of course, pay the full assessment by including the full amount in your June fee payment, if you wish.

If there are any questions, feel free to contact any member of the Executive Board.

Executive Board
South Mill Village Association, Inc