

Victoria Village at Colorado Springs HOA, Inc.

6015 Lehman Drive, Suite 205
Colorado Springs, Colorado 80918
Office (719) 594-0506 Fax (719) 594-0473
Email: ZandRmgt@aol.com

October 28, 2005

Dear Victoria Village Homeowner:

Perhaps the singular most important aspect to running a Homeowners Association is participation by you, the homeowner. This participation encourages a sense of community and cooperation between all the residents and keeps your Association strong. A strong Homeowners Association is the key to maintaining your assets properly and protecting the rights and property values of each and every homeowner. Your best chance to participate in the Victoria Village HOA is at the annual membership meeting. Your Annual Membership Meeting is scheduled for:

Thursday, December 15, 2005
7:00 PM
Knight's of Columbus (3613 Jeannine Drive)

Your attendance is important for several reasons. First and foremost, you get to meet your neighbors and be informed as to how the Association is run. Second, you help create a quorum of voting members so that the decisions made at the meeting are official. Finally, you get to participate in the democratic process by choosing which candidates are going to fill the vacating positions on the Board of Directors. This year, there are three positions on the Board up for election. Any owner who wishes to volunteer can be considered for the Board or be nominated from the floor at the meeting.

****SPECIAL NOTE: This meeting also has a special agenda item included as the result of a recent petition received by the Association's Secretary, Mr. Don Wagner. At the meeting, a vote will be taken on the issue of removing Mr. Iwan Biereichel from the Board of Directors.**

If you cannot attend, please fill out the attached proxy form assigning someone to attend and vote on your behalf. This proxy will designate the person of your choice to cast your vote at the meeting. All proxies should be mailed to Z & R at the above address prior to the meeting for proper certification. Please ensure that you mail the proxies early enough to reach our office no later than December 14, 2005. The Board is responsible for deciding all the financial and contractual matters of the Association, so your vote is very important. If you have any questions about the meeting or other Association matters, please feel free to call our office and we'll do our best to help you out. We hope to see you at the annual meeting!

At the Direction of the Board of Directors,
Victoria Village @ CS HOA, Inc.

Devin F. Smith
Property Manager