

# Victoria Village at Colorado Springs HOA, Inc.

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October 12, 2011

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:

**Tuesday, November 15, 2011**

**7:00 PM (check-in at 6:30)**

**Garden Ranch Baptist Church**

**3830 Van Teylingen Drive**

**Downstairs Community Room- North entrance door**

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.

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 November 14, 2011.

Please be advised that any Member who is delinquent on HOA assessments will not be allowed to vote on any matter requiring a vote by the members at any Annual Meeting. The status of the Members' delinquency will be determined on the date of the meeting with records available to the HOA as of that date. Each delinquent Member will be notified at check-in at the meeting of their delinquency, and will also be notified at that time of their ineligibility to vote. If the Member confirms that they are delinquent but wishes to pay the entire balance of their account, including late fees, interest and any applicable legal fees, they may do so at the Annual Meeting and will be given a ballot.

If a Member in good standing brings to the Annual Meeting proxies from Members that are determined to be delinquent, the Member will not be given a ballot for those delinquent Members.

If a Member who is delinquent brings to the Annual Meeting proxies from Members in good standing, the Member who is present will be given ballots for those proxies and be allowed to vote on their behalf, but will not be allowed a vote for their own unit.

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.

Kerry Cantrell  
Property Manager