



**Premier Condominium Management, LLC**

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November 29, 2010

Co-owner  
Boulder Ridge Condominium Association  
Rochester, MI

Dear Co-owner:

After careful review of the Associations financial position and finalizing of the 2011 Budget it was necessary to increase the monthly maintenance fee in order to properly maintain your Condominium community and to continue upgrading your Association. In order to properly address the needs of the Association the Board approved increasing the monthly maintenance fee to \$175.00 per unit per month effective January 1, 2011.

This was not an easy decision to make and your Board of Directors looked long and hard at all options open to them and unanimously agreed that they would be remiss in their fiduciary duties if the budget did not properly reflect the funds needed to maintain the property and avoid lower property values and higher Additional Assessments. This decision represents a path to continued required maintenance and allows the Association to incorporate some services that are desired (e.g. upgrading the entrance landscaping, holiday lighting at the front entrance).

Payment coupons will be mailed under separate cover direct from the printer.

If you have any questions please feel free to contact the undersigned.

Very truly yours,  
PREMIER CONDOMINIUM MANAGEMENT, LLC  
Sylvia Comeau, Community Manager  
On Behalf of the Board of Directors