

Autumn Heights Condominium Owners Association, Inc.

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December 5, 2005

Dear Autumn Heights 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 in Autumn Heights and keeps your Association strong. A strong association is the key to maintaining your Association's assets properly and protecting the rights and property values of each and every homeowner.

Your best chance to participate in the Autumn Heights Condominium Owners Association is at the annual membership meeting. Your Annual Membership Meeting is scheduled for:

Thursday, January 5, 2006

6:00 PM

The Association Clubhouse

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 is one position on the Board that is up for election. This position is for a three (3) year term. 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. Please ensure that you mail the proxies early enough to reach our office no later than January 4, 2006. 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,
Autumn Heights Condominium Owners Association, Inc.

Devin F. Smith
Property Manager