



Country Village Townhouse Association
c/o Maxwell Property Management, LLC
409 Geysers Road
Ballston Spa, NY 12020

January 18, 2012

Dear Country Village homeowner:

After much consideration, the Board of Directors has voted to increase the Association fees a total of \$40.00 per year, from \$105 to \$125 semi-annually. The increase will begin with the current billing cycle on February 1, 2012 as reflected in the enclosed dues statement. This comes after six years of no increases.

We do not take this action lightly. We know that all of us are coping with higher costs for taxes, gasoline, utilities, groceries, insurance and the like. Unfortunately we had little alternative because of unanticipated repairs and landscaping costs we have incurred from an aging community and damages from last year's storms. Additionally, the process of collecting unpaid dues and fines, as well as addressing other legal issues, has added to our ongoing financial burdens. Unfortunately, though, all of these costs are difficult, if not impossible, to project into the future. Nonetheless, we have to remain prepared.

We also considered this dues increase to be proactive and optimistic. Funds not dedicated to reacting to the unforeseen can be used to contract for improvements to the community such as increased lawn mowing and new landscaping projects. Projects such as these will help maintain all of our property values.

If you have any questions, please contact our managing agent, Lee Lounsbury of Maxwell Property Management at 587-8324 or lee@maxwellpm.com

Sincerely,

Country Village Board of Directors

P.S. Remember to check out our Country Village web-site at www.cvta.weebly.com