

Arapahoe Ridge

Homeowners Association, Inc.

May 2008



Board of Directors

President
Steve Smith

Vice President
Vacant

Treasurer
Ronda Grassi

Secretary
Mike Dunninger

Member at Large
Sharleen Bakeman

Community Manager

Judi England
(720) 974-4131 direct
(720) 974-4331 fax
JEngland@msihoa.com

Mailing & Billing Address

MSI, LLC
390 Interlocken Crescent
Suite 500
Broomfield, CO
80021-8041
(303) 420-4433
(303) 420-6611 fax
www.msihoa.com

Arapahoe Ridge Website

Go to www.arhoa.org for Association information, forms and much more.

New Management Selected

The Board of Directors is pleased to announce the selection of MSI as our new management company. The Board made its selection after careful analysis of the Association's needs. Management of our Association is essential to the success of our community. The Board wishes to have the best company serve in this critical role and thus made the choice of MSI.



Community Manager

Our Community Manager for Arapahoe Ridge Homeowners Association, Inc. is Judi England. If you have any questions or concerns, please give her a call at (720) 974-4131. Our Accounting Technician may be reached at (303) 420-4433.

MSI Inspections

As everyone knows, Arapahoe Ridge Homeowners Association, Inc. is a Covenant-controlled community. Once a week the Community Manager from MSI checks the area for possible Covenant violations. When a violation is noted, it is monitored closely. If it is not remedied within a short period of time, a letter is sent requesting the homeowner to comply with the Covenants. Many times a violation occurs because a homeowner is unaware of what the Covenants state. A copy of the Covenants should have been included in your closing papers at the time you purchased your home. It is important to know what the Covenants allow. If everyone adheres to the Covenants, Arapahoe Ridge will remain a beautiful area in which to live, and property values will be maintained as well.

Automatic Withdrawal of Assessments

MSI is pleased to offer an alternative method of payment to all homeowners, where your assessments are automatically deducted from your checking account and transferred electronically to the Association. Enclosed is the ACH form needed to take advantage of this payment option. If you would like to use this service, please complete the form and mail it, along with a voided check, to our offices.



Who Do We Call???

Beginning June 1, please contact your Community Manager at (720) 974-4131. After business hours, contact MSI at (303) 420-4433. This number serves as an emergency line after hours. Calls are monitored continuously and any emergencies will be promptly addressed. Normal MSI business hours are 8:00 a.m. to 5:00 p.m. Monday through Friday, with Customer Service & Support available for clients via phone from 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 12:00 p.m. Saturday. Exceptions are New Year's Day, Presidents' Day, Memorial Day, 4th of July, Labor Day, Thanksgiving, the day after Thanksgiving, and Christmas.



Assessment Payments

Please use the enclosed pre-addressed envelope for mailing your payment. Please make your check payable to the Arapahoe Ridge Homeowners Association, Inc. If you use Internet banking, please be sure to use the following address for all payments:

US Bank
PO Box 173833
Denver, CO 80217-3833

Please be sure to make your check payable to your Association and have your property address listed on the check, due to the fact that your bank cannot send a coupon with your Internet payment. This will help in identifying your payment and posting it accurately. Thank you.

About MSI

MSI, LLC is pleased to have been selected to manage our Association and they look forward to serving our community! MSI employees will do their best to provide the most professional, ethical and responsive management possible. The following are some facts about MSI:

- ◆ MSI is dedicated to the highest standards of business ethics. This commitment means that MSI puts people first, basing its decisions on what is best for the people it serves and its employees, not on monetary gain.
- ◆ MSI is in its 25th year of providing professional management to Associations. During the first 20 years of its existence, it grew based strictly on referrals. The vast majority of clients continue with MSI's services for many years. The facts speak for themselves in regard to the quality of MSI's performance.
- ◆ All 133 MSI employees are dedicated to the client's well-being.
- ◆ Custom maintenance contracts are prepared for each Association.
- ◆ MSI takes a great deal of pride in assisting Associations to meet their financial and maintenance goals. They have achieved phenomenal success in managing Associations and are now the largest management company in Colorado. MSI's professionalism and expertise have enabled Associations to reverse past decline, improve maintenance standards, and build up reserves. This is their commitment to the people of our Association.

We encourage you to visit their office to see firsthand how our new management company operates. MSI has an impeccable reputation for professionalism and quality in all aspects of Association management. Any questions or problems regarding our Association should be directed to:

Judi England Community Manager
c/o MSI, LLC
390 Interlocken Crescent, Suite 500
Broomfield, CO 80021-8041
www.msioha.com

Announcing Our Online Service!

By Laura Moss, MSI Web Support

Soon, our Association will be online to provide you with more convenience, a wealth of online services and opportunities to share information, news and announcements, access to the online Resource Center for important Association documents and forms, a member directory, and much more. We're excited about offering online Association services and consider the service a valuable amenity for our Association. Below is

an overview of the service and a few ideas as to how it can help save you time and get you connected with our community.

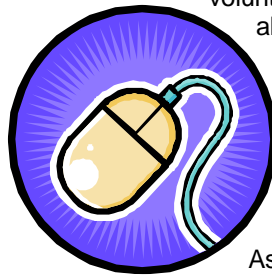
Simply go to www.msioha.com, and click Sign In (upper right corner) to access our online Association services. If you are new to the service, be sure to complete the Sign Up information to set up a user name and password to the private and secured portions of the site.

Resident Services: Puts our management office online to provide you with more convenience and an office that never closes. You can fill out Information Requests, Accounting Requests, Report a Violation, and other common forms.

Stay Connected: Find the latest scoop on community news instead of waiting for the newsletter for up-to-date announcements.

Calendar: Find out instantly what's happening in the community with our online community calendar. Whether it's the next Board Meeting, the community garage sale, or other special event, it will only take a moment to glance online at the calendar and find out what's going on.

Directory: Use the searchable directory for contact information, such as names, email addresses, phone numbers, etc. You can also voluntarily share information



about yourself and seek other neighbors with common interests, such as favorite sports teams, hobbies, clubs, etc. Since the website is secured and password protected, only Association members will have access to this information.

Resource Center: The Resource Center offers a secure, easy-to-organize, centralized location for important Association documents such as Covenants and Bylaws, Association governance policies, financials, Board Meeting minutes, and more. Our Association information is in one place, online and available 24 hours a day, 7 days a week. Be sure to use the search capabilities to help you easily find exactly what you are looking for? no more paging through documents when it's online and easy to find.

Email Notification: This service makes extensive use of email to extend the reach and timeliness of our community information. In other words, we'll use email to bring important information to you. If you haven't already signed up and wish to help save our Association money by reducing the cost of printing and postage, go to My Profile and update your contact preferences.

Check Your Account: View your account history and current balance. (This secured portion of the site requires an access code, which is requested by you while on the site and mailed within 3 to 5 business days.)

Patience, Please

As MSI begins to manage our Association, we will be going through a period of transition. One of their first missions is to obtain all of our Association's records and integrate them into their record system. Although cooperation from our former management company is anticipated, MSI does not know the condition of records or exactly when they will all be received. MSI will do their best to make the transition successful. We ask for your patience during this necessary period of transition.

Design Review Request Form

Enclosed for your use is a Design and Improvement Request Form. It is important that all homeowners submit any planned exterior improvements to the Design Review Committee for approval. Make sure your submission is complete. A copy of the Design and Improvement Request Form can also be downloaded from www.arhoa.org, under the "Forms" page.

If you have questions, please contact your Community Manager, Judi England, at MSI, (720) 974-4131.

Arapahoe Ridge Homeowners Association, Inc.

c/o MSI, LLC

390 Interlocken Crescent, Suite 500

Broomfield, CO 80021-8041

(303) 420-4433 Fax: (303) 420-6611

I hereby authorize a representative from MSI, LLC to initiate a direct withdrawal from my checking account to pay homeowner assessments. The withdrawal will become effective on the 5th day of each month (unless assessments are paid quarterly, semi-annually or annually—then it will be the 5th day of the first month of the current billing period) or the next business day if the 5th is a weekend or holiday.

The amount of withdrawal will be the balance owing on the account.

You will receive written notification of the initial start of the direct withdrawal once the program has been set up. The direct withdrawal will continue on a monthly basis until MSI, LLC receives written notice of cancellation.

Name

Authorized Signature

Property Address

Arapahoe Ridge Homeowners Association, Inc.

Association Name

Date

Please attach a VOIDED CHECK to this form.

A deposit slip CANNOT be accepted.

THIS IS AN OPTIONAL PROGRAM