



DUQUETTE PINES HOMEOWNERS ASSOCIATION

P.O. Box 748

Idaho City, Id 83631

Web site: www.duquettepines.com

Homeowners,

The Duquette CCRs were set up to provide a plan for the benefit and protection of the homeowners through mutually beneficial restrictions imposed on its residents. Your Duquette Board of Directors, as representatives of the homeowners, is assigned the task of enforcing the Covenants to the best of its ability, to ensure that we all enjoy full benefits as homeowners and neighbors of Duquette.

Homeowners in our subdivision are experiencing first-hand the effects of the challenging economy, as evidenced by recent home foreclosures, real estate auctions, etc. These types of problems cause a burden to the residents and the Association in delinquent or uncollectable Association dues (currently totaling nearly \$40,000), declining property upkeep, etc.

The Board is resolved in its purpose to uphold the CCRs in order to maintain the mutual benefits of living in a beautiful, well-maintained environment which encourages stable home values. We also want to attract buyers into our community who are like-minded. To that end, the Board intends to:

- Regularly inspect and advise homeowners of CCR violations, including unapproved construction activity, non-removal of debris, abandoned vehicles, etc.
- Implement accounts receivable procedures on delinquent accounts, which will include, but is not limited to, shutting off water service to the property, sending the account to collections, placing a lien on the property, etc.
- Implement a subdivision-wide spring clean-up effort, with trash bins provided by the Association. A signup will be available at the Annual Meeting for those homeowners who require assistance in efforts to spruce up their property, along with volunteers who are willing to lend a hand.

The annual homeowners meeting will be held on **Saturday, May 15, 2010 at 10:00 a.m.** at the Idaho City Senior Center to discuss these issues and the Board's plans to address violations. Other topics of discussion include nomination of new Board members (there will be five positions open on the Board) and the Association budget. We invite and encourage you to attend. Refreshments will be provided.

Duquette HOA Board of Directors

Brent Adamson, Bruce Reichert, Kim Heintzman, Wendy Jeffes