



November 23, 2005

**RE: Cromwell Open Space Condominium Association**

Dear Unit Owner:

Again, the time has come for Cromwell Open Space to hold their Annual Membership Meeting. This meeting will be held on *Monday, December 19, 2005 at Victory Management*. Please find enclosed your ballot and proxy. If you cannot attend this meeting, please make sure to fill out the proxy and ballot and return it to Victory Management.

In addition, please find the 2006 proposed budget. This budget reflects no increase in assessments. Please review this document at your convenience. At the Annual meeting in December this budget will be adopted. Homeowners are invited to attend this meeting to discuss such. Written comments maybe submitted to Victory Management at the address below.

Thank you for your attention.

Sincerely,

Victory Management, Inc.

Cromwell Open Space

INSTRUCTIONS: If you are unable to attend the Annual Membership Meeting but know whom you wish to vote for, please fill out both the Ballot and the Proxy and return it to Victory Management or to the person you have granted your proxy.

Ballot

- \_\_\_\_\_ 1 Annette Barnett
- \_\_\_\_\_ 2 Robert Brooks
- \_\_\_\_\_ 3 John Cullina
- \_\_\_\_\_ 4 Ray Johnson
- \_\_\_\_\_ 5 Tom Johnson
- \_\_\_\_\_ 6 Wesley Kemp
- \_\_\_\_\_ 7 Mary Massey
- \_\_\_\_\_ 8 Roger Underhill
- \_\_\_\_\_ 9 Tony Vega
- \_\_\_\_\_ 10 \_\_\_\_\_

\* There are 5 positions up for election. Please vote for the 5 of your choice. Write in nominations in spaces provided. The election will be conducted at the Annual Meeting on December 19, 2005.

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PROXY (Only fill out, if you will not be attending the meeting.)

I (we), \_\_\_\_\_ a home owner(s) in good standing of the council of home owners of Cromwell Open Space do hereby grant my proxy to \_\_\_\_\_, or if the proceeding is left blank, the board of directors of the Association, (i.e. majority of the directors as shall appear at the annual meeting), may cast my vote for all matters which may be presented, considered and voted upon at the annual meeting to be held on December 19, 2005 or any adjournments thereof.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Unit Address

2006 BUDGET  
CROMWELL OPEN SPACE

INCOME:	
7001-007 ASSOCIATION DUES	105516.00
7021-007 INTEREST INCOME	6000.00
7023-007 POOL INCOME	5000.00
7025-007 LATE CHARGES	.00
7049-007 MISC. INCOME	.00
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TOTAL	116516.00

EXPENSES:	
9101-007 ELECTRIC	4000.00
9115-007 POOL MGMT	25000.00
9119-007 WATER & SEWER	3000.00
9205-007 SECURITY	8000.00
9208-007 AUDIT	1100.00
9209-007 STORM WATER POND	4000.00
9210-007 LANDSCAPE	12000.00
9243-007 MISC. EXPENSE	500.00
9251-007 COPIES & POSTAGE	3000.00
9314-007 POOL SUPPLIES & EQUIP	4500.00
9315-007 WINTER POOL ALGAE./INSP.	1300.00
9318-007 SNOW REMOVAL	2000.00
9325-007 REPAIR & MAINTENANCE	2800.00
9416-007 BANK CHARGES	300.00
9422-007 LEGAL FEE	1000.00
9425-007 MANAGEMENT FEE	25118.00
9441-007 TAXES	1000.00
9444-007 INSURANCE	2200.00
9445-007 TELEPHONE	400.00
9505-007 CAPITAL IMPROVEMENT	15298.00
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TOTAL	116516.00