



May 15, 2014

Dear Homeowners,

As you are all aware, this past winter was one of the worst in decades with sustained freezing temperatures related to the polar vortex, consistent high winds and a record snowfall of more than 90 inches. Evidence of this rough winter can be seen throughout our community. We, as an association, incurred record costs for snow removal (\$25,000) along with irrigation repairs (\$1,600), asphalt repairs (\$4,500) and landscape replacement costs (\$21,000). Our annual budget was not prepared for such extraordinary expenditures.

As a result, the HOA Board voted on Wednesday to levy a Special Assessment of \$200 per homeowner to recoup a portion of these extra expenses and restore our financial outlook for the rest of the year. We arrived at this amount only after carefully examining the budget in detail and making targeted cuts in certain areas such as our landscape improvement budget. We further sought to minimize the impact on residents by deciding to fund approximately 33% of the winter-related expenditures from the reserves account, with the balance to be made up by proceeds from the special assessment.

We hope you can understand this special need. All homeowners will need to issue a separate check in the amount of \$200 payable to Linden Tree Lane HOA by June 12, 2014. The check can be put in the mail slot located on the northeast corner of the community or mailed to:

Linden Tree Lane HOA
4300 Linden Tree Lane
Glenview, IL 60026

Late fees will be applied after June 12.

The HOA thanks you for your patience in advance as these repairs and replacement events take place in the coming month.

Respectfully,

The Linden Tree Lane HOA Board of Directors