

**CASTLE VALLEY RANCH PUD HOMEOWNERS ASSOCIATION
c/o RE/MAX COUNTRY
P.O. BOX 1010, NEW CASTLE, CO 81647
(970) 984-9600**

May 7, 2014

Dear Homeowners and Members of Castle Valley Ranch PUD Homeowners Association:

RE/MAX Country is the new Association Manager for Castle Valley Ranch. It is our pleasure to serve your needs and those of the Castle Valley Ranch Community. We work as a team, so either of us can assist you. Our office is located in the shopping plaza near City Market in New Castle. We use the post office box above for all mailings and correspondence.

The associates and staff of RE/MAX Country stand ready to assure that the proper level of attention is given to your association. To achieve this goal, we have developed a business plan that insures a positive, professional experience, catered to your specific needs, to protect your investment, while using a personal approach.

The services provided by our property management division include bookkeeping service, management of resident complaints, concerns and questions, supervision of maintenance and repairs, compliance with state laws, cooperation with title companies, lenders and real estate brokers in obtaining information, and working closely with the board of directors on the operation of the association.

We are very interested in paperless and hassle free service. We have the ability to debit your bank account, email your statements, and communicate electronically. If you are interested in these services, you can find the authorization form included with this letter. We also respectfully request that you complete the information form included with this letter so we have the most accurate information pertaining to your ownership.

Due to the timing of this management change, you may have received invoices or sent your payments to Crystal Property Management. Don't worry, we will work closely with Crystal Property Management to make an effective transition.

We are looking for volunteers to form a committee to plan and organize neighborhood participation events such as yard sales and possibly other community gatherings like cleanups and barbeques. If you are interested, please indicate so on your information sheet so that we may contact you in the near future. As a reminder the Beautification Projects committee meets the last Tuesday of each month, at 6:00 in the Library community room.

The next HOA meeting will be on Tuesday, June 17, 2014 at 6pm at the New Castle Library. Please join us! If you have any questions or concerns, please feel free to contact us. We look forward to working with you.

Kindest regards,

Debbie Sanderson and Megan Pelky, Association Managers