

March 18, 2010

TO: Homeowners of Farrwood Green II

FR: Property Management of Andover

RE: Upcoming Annual Meeting

Dear Homeowners:

Enclosed you will find the agenda, 2009 minutes and a copy of the 2010/2011 Operating Budget for Farrwood Green II. Please review this packet and bring it with you to the upcoming meeting.

We have supplied in the packet (2) versions of the 2010/2011 budget. The association has gas pipes which are deteriorating. Some pipes can be saved by sanding/priming and painting, and some gas pipes are at the point they must be replaced.

One budget has an 'increase' in the condominium fee to allow for the gas pipes to be done through the operating budget.

The second budget does not have an 'increase' in the condominium fees, but would require the unit owners to vote on using the 'reserve' fund to make the necessary repairs to the gas pipes.

New volunteers are strongly encouraged, as we have one Board Member, Arcadiy Ivanov, who will be stepping down as a Board Member.

The Annual Meeting will be held at 1600 Osgood Street (the former Lucent Technology building), beginning at 7:00 P.M. on Tuesday, March 23<sup>rd</sup>. A drawing of the meeting facility and directions are enclosed within this mailing.

If you have any questions, please contact our office.

Thank you.

Enclosures