

Eastlake Lifestyle Community Inc
12500 Monroe Dr
Thornton, CO 80241

March 21, 2025

[Homeowner Name(s)]
[Homeowner Street Address]
[Homeowner City, State, Zip]

Re: Imposition of Loss / Special Assessment

Dear Valued Homeowner,

As you know, the community recently suffered a great deal of physical damage to the roofs, gutters and exteriors as a result of a severe hailstorm on May 30, 2024. As you are also aware, the community submitted a claim to its insurance carriers to cover the damages, but was left with a large deductible, which unfortunately is normal when it comes to wind and hail claims.

Because of the above, a meeting was held on March 19, 2025 for the purpose of levying a special assessment to cover the cost of the deductible. Thankfully, the special assessment was approved at the meeting. This imposed a loss/special assessment against owners in the total amount of \$3,862,970.26, which equates to \$27,592.64 per Unit, to pay for the necessary repairs.

Please consider this notice of the loss/special assessment against your Unit in the amount of \$27,592.64, which is due and payable on or before **May 15, 2025**. *Please find all loss assessment details and payment options available to you within this letter package.*

Please submit a copy of this letter to your personal insurance carrier immediately to file a loss assessment claim to cover this assessment. By filing your claim now, you should receive your insurance funds before the assessment due date and can pay the assessment without incurring any late fees or interest.

If you have any questions, or are unable to pay the assessment in full, please contact the community manager, Dawn Cochrane with MSI, LLC at dcocrane@msiho.com or at (720) 974-4182.

Sincerely,

Board of Directors
Eastlake Lifestyle Community Inc