

Alan Friedman
683 Moonridge Court
Grand Junction, CO 81505

February 11, 2005

Dear Ski Run Homeowner:

Please read this letter carefully as it contains some important information about changes which will effect our association and your unit at Ski Run. On January 10th, we received a notice from Key To The Rockies. They were terminating the management agreement effective April 30th. They want to concentrate on their more profitable short term rental business. Your board sought proposals from several qualified property managers. At our meeting on February 5th, we unanimously voted to select Wildernest as our new property manager effective May 1, 2005.

This change to Wildernest management offers several new and exciting options for our owners. Besides a financial savings to our association, Wildernest will provide all owners with repair and maintenance to the inside of units, even if they do not have their unit in the Wildernest rental program. Of course, these repairs are at the owners expense. They have on staff carpet cleaners, plumbers and electricians. They can even do kitchen remodels and cabinet replacement. Wildernest has a property manager directly next door in Tenderfoot, which they also manage. Besides repairs and remodels, they offer cleaning and maid services for all units. They will even create our own web site to help us communicate and share information. To help us with our dues payments, they offer an automatic debit option. Your dues can automatically be deducted from your checking account, therefore saving you any late fees. Wildernest will be mailing you complete information about this option and all of their services shortly. Watch for the letter.

After May 1, 2005, all locks will be re-keyed to Wildernest's Safloc system. You will receive a key request form in the mail. Wildernest will mail new keys directly to your address of record. If you need your keys prior to the mailing, you can note this on the form or visit their offices in Silverthorne after the re-keying is complete. If you are using a property manager to rent your unit, the manager will need to contact Wildernest to obtain keys for your rental. Separate pool keys will no longer be needed or issued.

Your board is excited about the change and the saving a large and experienced company like Wildernest can bring. The next year could see savings in insurance, trash collection, telephone, snow removal, elevator maintenance, landscape maintenance, alarm monitoring, and several other budgeted items. Watch for our web site for more details.

Sincerely,
Alan Friedman, President
Ski Run Homeowners Association