

Dear Ski Tip Ranch Homeowner,

Wilderness Property Management is proud to be the managing agent for your homeowners' association. This letter and the enclosures will introduce you to my company and the services we offer.

Please note the following:

1. Financial Matters – Temporary coupon books are enclosed for your dues payments, as printing of new coupon books will not be ordered until the beginning of your next fiscal year. If you are interested in our automatic withdrawal program for dues payments, please see the additional information and forms enclosed.
2. Website – Wilderness Property Management provides a website for members of the Ski Tip Ranch HOA. The website is located at www.wildernesshoa.com. Just click on Ski Tip Ranch for information concerning your homeowners association. You can also access your website www.skitypranch.com.
3. Rentals – If you are interested in our rental management, please our Director of Lodging, at extension 218.
4. Other Services – Wilderness is a full service Management Company that includes:
 - a. Wilderness Repair & Maintenance with skilled technicians.
 - b. Wilderness Carpet Cleaning, our commercial carpet cleaning department provides highly trained technicians using state-of-art equipment.
 - c. Additional services include a Housekeeping Department.

Included in the following pages, you will find a Pre-Authorization form, which allows Wilderness Property Management to address minor maintenance issues in your home without your authorization. Enclosed with the new owner packet is a Homeowner Directory Booklet and a Wilderness VIP Membership card, which entitles you to discounts at several local Summit County businesses.

We look forward to continuing a long and mutually beneficial relationship and understand that our part of the bargain is based on quality service and trust.

Sincerely,

Tony Snyder
General Manager