

The Trails at Woodlot HOA
Mail: P.O. Box 4, Clarksville, MD 21029
Email: TheTrailsAtWoodlot@comcast.net; Fax: (410)997-4407

Dear Trails at Woodlot Homeowners Association Owner,

In accordance with Article III, Section 3 of the Amended and Restated By-Laws of the Trails at Woodlot Homeowners Association, the Annual Meeting of the Council of Unit Owners will take place on Tuesday, February 08, 2011, at 7 p.m., at The Florence Bain Center in the Harper's Choice Village Center at 5470 Ruth Keeton Way.

You are encouraged to attend the meeting. Your participation is important to help the Board of Directors obtain a quorum, conduct the business of the Association and elections for 2011. In addition to elections, current items, including a 2010-2011 HOA financial overview, will be discussed.

Enclosed is the 2011 Budget approved by the Board of Directors. Please note that the Board has approved an increase in the assessment in 2011 to cover expected expenses. Enclosed is your assessment statement for payment by the due date.

Other items for discussion will include Association activities and projects, any legal matters including collections, and any business which comes before the Council at the meeting. You may send us any agenda items to discuss at the Annual Meeting, or you may simply raise the issue at the meeting. Please join us at the meeting so that you may hear what the Board is doing with your association dues and plans for our neighborhood. The Board needs your input and values your opinions and viewpoints!

The Council will also accept any nominations for Board Members prior to and/or at the meeting. There are two Board of Directors positions up for re-election. In addition to my nomination, Linda Uzzle, currently Treasurer of the Homeowners Association, is being nominated for re-election. If you'd like to nominate yourself for the Board of Directors, please submit the enclosed form, via the post office box address, no later than Friday, February 4, 2011. In addition, please attend the Annual Meeting to introduce yourself to the Board and homeowners present. Being elected to the Board of Directors is a rewarding experience, which provides the opportunity to get involved with the community activities and meet other homeowners.

The Board understands that you may be unable to attend. Please participate in neighborhood business by completing the proxy included with this letter. It is imperative that you return the proxy to the post office box prior to the meeting, but it must arrive at the P.O. Box no later than Monday, February 7, 2011 or via Fax to (410)997-4407 by NOON on Tuesday, February 08, 2011. Please plan accordingly to allow your proxy to reach the Board in time for the meeting.

I look forward to seeing you at the Annual Meeting.

Sincerely,

Jessica Ayers, President, Board of Directors

Enclosures: 2011 Budget, Assessment Invoice, Nomination Form, and Proxy

Please remember that all correspondence (with the exception of assessments) should be submitted to the HOA's post office box.

The Trails at Woodlot 2011 Budget			
	2011	2011	2011
	Annual	S/F	T/H
	Budget	Budget	Budget
INCOME			
Assessment/Fee Income	47,258	27,328	19,930
TOTAL INCOME			
EXPENSES			
ADMINISTRATIVE			
Accounting & Income Taxes	3,000	2,213	787
Bank Charges	100	74	26
Management Fee	11,712	8,640	3,072
Insurance-Package	3,000	2,213	787
Legal	2,000	1,475	525
Misc Administrative	2,000	1,475	525
Website	600	443	157
TOTAL ADMINISTRATIVE	22,412	16,533	5,879
UTILITIES			
Electric	350	258	92
Light-Townhouse	1,400		1,400
TOTAL UTILITIES	1,750	258	1,492
OPERATING			
Grounds Contract	11,496	6,323	5,173
Landscaping/Watering	3,000	2,213	787
Tree Removal	700	350	350
Snow Removal	5,000	0	5,000
Snow & Ice	2,000	1,500	500
TOTAL OPERATING	22,196	10,386	11,810
RESERVES	900	150	750
TOTAL EXPENSES	47,258	27,328	19,930
RESERVE ACTIVITY			
Tree removal	50	50	0
Common Sidewalk	50	50	0
T/H Sidewalk	250		250
T/H Curbs	250		250
T/H Paving	250		250
Front Entrance Sign	50	50	
Front Entrance Landscaping		0	0
Total ReserveContribution	900	150	750
2011 Fee			
SF=\$303.64 7.4% increase			
TH=\$622.81/\$155.70 qtr. 7.4% increase			

PROXY
THE TRAILS AT WOODLOT HOMEOWNERS ASSOCIATION, INC.

I/We _____ the owners
(Complete names of all owners of record)

of _____ being a member(s) in
(Address)

good standing of The Trails at Woodlot Homeowners Association , Inc., do hereby
grant my (our) proxy to:

_____ to vote on all matters of
(must be member of Community or Board of Directors)

business which may come before the Association at the Annual Meeting of the
Association to be held on February 08, 2011, or at any adjournment
thereof.

The undersigned has (have) signed this proxy this _____ day of _____,
2011.

Signature: _____

Signature: _____

Please return this form to:

The Trails at Woodlot
P. O. Box 4
Clarksville, MD 21029

OR You may FAX it to: (410) 997-4407