

May 19, 2023

Unit Owners Association of Trailhead Condominiums
PO BOX 944
Roslyn, WA 98941

Notice of Special Assessment

Notice of Special Owner Meeting to Ratify 2023 Budget Amendment
Wednesday June 14, 2023 – 4:00 pm – Remote via Teams:

Microsoft Teams Meeting

[Click here to join the meeting](#)

Meeting ID: 211 453 557 738

Or: [https://teams.microsoft.com/l/meetup-](https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGM1OWQ1MTEtMTcyZS00YjcxLWI5OGltYTdhNDQzMDAxMDIw%40thread.v2/0?context=%7b%22Tid%22%3a%22b31d74cd-7979-494b-be83-92c78c05a110%22%2c%22Oid%22%3a%225c9419a7-0e8f-4040-bb87-81aee15c2e0a%22%7d)

[join/19%3ameeting_OGM1OWQ1MTEtMTcyZS00YjcxLWI5OGltYTdhNDQzMDAxMDIw%40thread.v2/0?context=%7b%22Tid%22%3a%22b31d74cd-7979-494b-be83-92c78c05a110%22%2c%22Oid%22%3a%225c9419a7-0e8f-4040-bb87-81aee15c2e0a%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGM1OWQ1MTEtMTcyZS00YjcxLWI5OGltYTdhNDQzMDAxMDIw%40thread.v2/0?context=%7b%22Tid%22%3a%22b31d74cd-7979-494b-be83-92c78c05a110%22%2c%22Oid%22%3a%225c9419a7-0e8f-4040-bb87-81aee15c2e0a%22%7d)

Passcode: LNqqhx

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 720-464-2091,446611211#](tel:+17204642091446611211#) United States, Denver

Phone Conference ID: 446 611 211#

Dear Unit Owners at Trailhead Condominiums,

At the special meeting on May 16, 2023, the Association voted to approve a Special Assessment payment based on your percentage of ownership as defined in the governing documents.

This special assessment is necessary to fund increased property insurance coverage for the Condominium Association. Following exhaustive and thorough work with all available underwriters, the Board is satisfied the lowest cost for the required property insurance coverage has been obtained to replace the current policy which expires May 18, 2023. This property insurance coverage is crucial to the continued operation of the Association.

The Board may consider payment plans of short duration (up to six monthly payments) on a case by case for financial hardship reasons. Owners may submit a written request to the Board of Directors for consideration and possible approval. These requests can be submitted to the address above or by email to: communityassociations@suncadia.com.

Please review the table below to find your total amount for the one-time special assessment which will be due on the first of the month following or 30 days whichever is greater, following assumed ratification by the owners at the special meeting on June 14 (see above). Your participation at this meeting is important to insure a quorum of members is present (17 owners) to ratify the necessary budget change and Special Assessment.

Thank you,

By Direction of the Board of Directors

Suncadia Community Associations Management

TRAILHEAD CONDOMINIUM				
2023 Insurance Special Assessment				
Unit No.	Allocated Interest Common Operating Expenses¹	Monthly June to Dec Additional Special Assessment³	One-Time Special Assessment³	
100	3.39%	\$303.69	\$2,125.86	
101	3.39%	\$303.69	\$2,125.86	
102	3.39%	\$303.69	\$2,125.86	
103	3.39%	\$303.69	\$2,125.86	
104	3.39%	\$303.69	\$2,125.86	
105	3.39%	\$303.69	\$2,125.86	
106	1.69%	\$151.85	\$1,062.93	
107	3.39%	\$303.69	\$2,125.86	
108	3.39%	\$303.69	\$2,125.86	
110	3.39%	\$303.69	\$2,125.86	
200	3.39%	\$303.69	\$2,125.86	
201	3.39%	\$303.69	\$2,125.86	
202	3.39%	\$303.69	\$2,125.86	
203	3.39%	\$303.69	\$2,125.86	
204	3.39%	\$303.69	\$2,125.86	
205	3.39%	\$303.69	\$2,125.86	
206	1.69%	\$151.85	\$1,062.93	
207	3.39%	\$303.69	\$2,125.86	
208	3.39%	\$303.69	\$2,125.86	
209	1.69%	\$151.85	\$1,062.93	
210	3.39%	\$303.69	\$2,125.86	
300	3.39%	\$303.69	\$2,125.86	
301	3.39%	\$303.69	\$2,125.86	
302	3.39%	\$303.69	\$2,125.86	
303	3.39%	\$303.69	\$2,125.86	
304	3.39%	\$303.69	\$2,125.86	
305	3.39%	\$303.69	\$2,125.86	
306	1.69%	\$151.85	\$1,062.93	
307	3.39%	\$303.69	\$2,125.86	
308	3.39%	\$303.69	\$2,125.86	
309	1.69%	\$151.85	\$1,062.93	
310	3.39%	\$303.69	\$2,125.86	
Totals	100.00%	\$8,959.00		
		\$62,713.00	\$62,713.00	
12 Month May 2023 to May 2024 Premium		\$ 347,508.00		
2023 June- Dec Insurance Premium		\$ 202,713.00	7	Months Remaining in 2023
Minus Budget Remaining		\$ 140,000.00		
Net Special Assessment		\$ 62,713.00		