

SUMMERWOOD

PMB 294, P.O. BOX 10,000 . SILVERTHORNE, CO 80498
TELEPHONE 970.668.0714 FAX 970.468.2244

To Whom It May Concern:

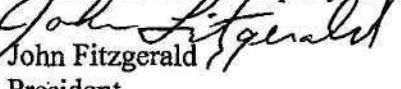
The purpose of this letter is to recommend Basic Property Management, Inc. as a quality property management company. In 2001 Basic Property Management was selected in a competitive bidding to provide property management services to the Summerwood Homeowners Association.

Summerwood is a premier community of nearly one hundred homes, composed of single-family, duplex, and condominium properties. Common facilities include a clubhouse-sports complex with a pool, spa, steam room, racquetball court, fitness room, and tennis courts, three miles of private roads, and two and a half acres of landscaped common grounds. The Summerwood Homeowner Association annual budget exceeds two hundred thousand dollars and our homeowners consist of professionals, business executives, and business owners.

The services provided by Basic Property Management include administrative and secretarial, financial management and accounting, Association rules enforcement, Colorado Common Interest Ownership Act compliance, architectural control coordination, commons maintenance, snow plowing of the three miles of roads and almost one hundred driveways, home inspection for absentee owners, emergency repair contracting, 24/7/365 response to homeowner needs, PUD amendment coordination, and more generally virtually anything the Summerwood Board of Directors requests Basic Property to do. As an example of the service they provide, our on-site manager was recently commended by a homeowner for his extraordinary efforts (crawling about 100 feet in a dark and muddy crawlspace) to locate and turn off the main water valve to stop the flooding from a broken pipe.

Since personality is important in this type of business, I think it is also relevant to note that Dan Ulmer, owner of Basic Property Management, is a long time (more than 30 years) Summit County resident and one time County Commissioner. His network of acquaintances, knowledge of county requirements, and understanding of local government processes is invaluable to navigating the local waters.

While we hate to share his attention with other clients, we must nonetheless highly recommend Basic Property Management.


John Fitzgerald
President
Summerwood Homeowners Association