

May, 2010

Dear Bluffs Homeowners:

This past winter was a season of almost biblical proportions, with the excessive challenges of snow, wind, ice, rain, floods and frigid temperatures besetting our community. Still, we've managed to survive these hard months with our buildings intact and, hopefully, our spirits unbowed. With spring comes a sense of renewal, as we look forward to a gentler time when The Bluffs comes fully to life and we again see this setting in all its impressive beauty.

Our new roof could not have received a more severe test of its soundness, and we are happy to report that it passed that test with honors. The few minor problems that emerged after one storm or another were instantly handled by Ken Schnabel and his dedicated crew. Any property damage was handled immediately by Waters Edge, and both Alan Lebowitz and Ziggy demonstrated their earnest commitment to keeping us in good shape.

At the start of our busiest months, your Board of Managers wants to raise several important topics for your consideration, and we prefer to do this face to face. Therefore we have scheduled a Springtime Homeowners Meeting at the Riley Avenue Elementary School on June 5, 2010 at 9AM. Topics to be addressed at this meeting will include:

- Changes in Condo Insurance Wind Deduction
- Property Tax Grievance
- New Security Plans
- Forthcoming HOA Election
- New Clubs

Attached please find the 2009 Financial Report for The Bluffs.

We hope you can attend our June 5th meeting and we look forward to greeting our neighbors at that time. For those owners who might be returning to The Bluffs after being away for the winter months, we say Welcome Back.

Sincerely,

Board of Managers
The Bluffs

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