

New Columbia Owners Association
4605 N. Trenton
Portland, Oregon 97203

March 22, 2012

Dear New Columbia Owner:

A few important issues to bring to your attention.

As you were previously advised, Board member Caren Cox will not seek a new term when her current term expires in April 2012. For the past five years, Caren Cox has served as the homeowner representative on the Owners Association Board. Her service to the Association has been exemplary and she will be missed. New Columbia has been fortunate to have Caren in this role.

This upcoming vacancy is one of three Board positions and an important leadership role for the community. New Columbia is a large, complex and diverse community. It is essential that we have strong and capable representation on the Board from a home owner.

Enclosed you will find a ballot to exercise your vote to elect a new homeowner's representative to the Owners Association Board. Each Lot owner, as defined by Section 2.8 and Section 4.2 of the New Columbia Owner Association Bylaws, is entitled to one vote and, if so desiring, to enter any qualified write-in candidate. **Ballots must be received no later than 5:00 pm PDT on April 23, 2012, at the New Columbia management office located at 4605 N. Trenton, Portland, Oregon 97203.** Ballots will be tallied at the April 24, 2012, Annual Meeting of the Owners Association and the results announced at that meeting.

Additionally, please find enclosed a resolution to change the Owner Association dues collection Bylaws. This resolution is intended to improve collection of dues to ensure that the Owner Association's operating fund and replacement reserves are fully funded and that the Association maintains a strong fiscal position. The Board has consulted with legal counsel and believes the proposed resolution is more consistent with other similar Owner Associations. This resolution will be brought forth during the Annual Meeting of the Owners Association to be held on April 24, 2012, at 6:30 PM PDT at the New Columbia Community Education Center.

The resolution proposes the following changes:

- Owner Association ("OA") monthly assessments (dues) will be considered late if not paid by the 10th of the month in which they are due.
- A notice to the Owner indicating the amount due, including notice of the late fees and interest, and demand for immediate payment thereof, will be issued if OA monthly assessments (dues) are not received by the 10th of the month in which they are due.
- If any assessment remains unpaid by the Owner for more than thirty (30) days from the due date for its payment, the Board has the authority to turn over the collection effort to the Association's attorney ("Attorney").

Please ensure you exercise your right, and responsibility, to participate in this important election. All questions or concerns should be directed to the Association Management Company's representative, Erik Fabian. Erik can be reached at either 503-802-3537 or erik.fabian@gres.com.

Thank you.

Very truly yours,



Thomas B. Brenneke
Board President, NCOA