



"Selling Utah One House at a Time"
Since 1963

859 Washington Blvd., Ogden, Utah 84404; Tel: 801.399.5883/ 800.925.6083; Fax 801.340-4811
www.welchagency.com

Thursday, January 29, 2009

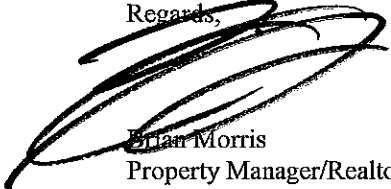
Eagle Crest Home Owner
Eagle Crest Single Family Home PUD
Brigham City, Utah 84302

RE: Proxy Form/Budget Options

Eagle Crest Home Owner,

A proxy form and ballot is printed on the back of this letter for the annual meeting to be held on February 11, 2009 in the Brigham City Library at 7:00 p.m. Also, included are three budget options which will be presented to the home owners for the discussion and vote. If you are unable to attend, we would encourage you to fill this out and send it with a neighbor who can be in attendance. Again, we would like to stress the importance of participating in such meeting to help strengthen the community, foster good relationships and continue blazing the future path of the community.

Regards,



Brian Morris
Property Manager/Realtor

**HOMEOWNER PROXY/BALLOT
EAGLE CREST HOME OWNERS' ASSOCIATION**

I/We _____, the undersigned Homeowner (the "Homeowner"), of (address) _____ Brigham City, Utah 84302, is/are entitled to vote at the annual meeting of the Eagle Crest Home Owners' Association. *Each property is entitled to one vote.*

The undersigned designate(s) and appoint(s): _____, as the Proxy for the Homeowner for the February 11, 2009 community meeting of Eagle Crest Home Owners' Association.

By this designation of proxy, the Proxy may attend and represent the Homeowner with the full power to vote and act for Homeowner in the same manner, to the extent and with the same effect as if the Homeowner were personally present.

This designation revokes any prior designation of the proxy that the Homeowner may have given previously with the respect to the Homeowner's ownership interest in Eagle Crest Home Owners' Association

This designation of proxy shall be effective for the Annual Meeting of Eagle Crest Home Owners' Association to be held on February 11, 2009 at 7:00 p.m., and at all adjournments of such meeting.

The Proxy shall have the full power, as the Homeowner's Association substitute, to represent the Homeowner and vote on all issues and motions that are properly presented at the meeting(s) for which this designation of proxy is effective. The Proxy shall have the authority to vote entirely at the discretion of the Proxy, provided, however, with respect to the following issue(s) the Proxy shall vote as stated: *please check options on your voting*

Nominations and Voting:

Name:

Approve:

Cindy Peters
Amanda Doty
Josie Beth Archibald
Josh Musselman

Lawn Maintenance Options:

Option A
Option B
Option C

(Signature)

(Date of Signing)

(Print Name)

**Option A
Common Area Lawn Service Only**

**Eagle Crest Home Owners Association
Budget 2009
Eagle Crest II/III, Eagle View**

Phase	E.C. II/III 29	Eagle View 12	TOTAL 41
			0
			0
Total Homes	29	12	41

	Yearly Cost	E.C. II/III	Eagle View	
Maintenance				
Fertilizer/Pest Cntrl	\$ 1,500.00	\$ 4.31		
*Landscaping Service	\$ 8,400.00	\$ 24.14		Section 4.1; Section 5.1(c)
Snow Service				
Driveways/Sidewalks	\$ 4,000.00	\$ 11.49		
Private Road	\$ 1,000.00	\$ 2.03	\$ 2.03	Section 4.1
Sprinkling System	\$ 875.00	\$ 2.51		
Insurance				
Liability Insurance	\$ 300.00	\$ 0.61	\$ 0.61	
Insurance - Other	\$ 650.00	\$ 1.32	\$ 1.32	
Miscellaneous				
Miscellaneous	\$ 200.00	\$ 0.57		
Office				
Management Fee	\$ 4,800.00	\$ 9.76	\$ 9.76	
Supplies	\$ 525.00	\$ 1.07	\$ 1.07	
Professional Fees				
Legal Fees	\$ 650.00	\$ 1.32	\$ 1.32	
Professional Fees - Other	\$ -	\$ -		
Taxes	\$ 250.00	\$ 0.51	\$ 0.51	
Repairs				
Repairs	\$ 250.00	\$ 0.72		
Utilities				
Electricity	\$ 400.00	\$ 0.81	\$ 0.81	
Sewer (Backflow)	\$ 450.00	\$ 1.29		
Water	\$ 6,000.00	\$ 17.24		

	Yearly Reserve	Monthly Cost E.C. II/III	Monthly Cost Eagle View	Replace Interval Years	
Capital Reserves					
Repaving Private Road	\$ 2,500.00	\$ 5.08	\$ 5.08	10	Section 4.1
Curb and Gutter	\$ -	\$ -	\$ -	20	
Common Area Landscape	\$ -	\$ -	\$ -	10	
		\$ 84.79	\$ 22.51		

Note: Monthly fee of Eagle View home owners does not include the \$15.00/month sewer assessment as outlined in CC&Rs.

*Includes 27 weekly mowings, 1 monthly sprinkler system check for 6 months, sprinkler start up/shut down and spring and fall clean-ups. (crude estimates only; final figures could change up or down once bids are secured)

Option B
Cost of Lawn Service Similar to 2008

Eagle Crest Home Owners Association
Budget 2009
Eagle Crest II/III, Eagle View

Phase	E.C. II/III 29	Eagle View 12	TOTAL 41
			0
			0
Total Homes	29	12	41

	Yearly Cost	E.C. II/III	Eagle View
Maintenance			
Fertilizer/Pest Cntrl	\$ 2,500.00	\$ 7.18	
Landscaping Service	\$ 16,000.00	\$ 45.98	
Snow Service			
Driveways/Sidewalks	\$ 4,000.00	\$ 11.49	
Private Road	\$ 1,000.00	\$ 2.03	\$ 2.03
Sprinkling System	\$ 875.00	\$ 2.51	
Insurance			
Liability Insurance	\$ 300.00	\$ 0.61	\$ 0.61
Insurance - Other	\$ 650.00	\$ 1.32	\$ 1.32
Miscellaneous			
Miscellaneous	\$ 200.00	\$ 0.57	
Office			
Management Fee	\$ 4,800.00	\$ 9.76	\$ 9.76
Supplies	\$ 525.00	\$ 1.07	\$ 1.07
Professional Fees			
Legal Fees	\$ 650.00	\$ 1.32	\$ 1.32
Professional Fees - Other	\$ -	\$ -	
Taxes	\$ 250.00	\$ 0.51	\$ 0.51
Repairs		\$ -	
Repairs	\$ 250.00	\$ 0.72	
Utilities		\$ -	
Electricity	\$ 400.00	\$ 0.81	\$ 0.81
Sewer (Backflow)	\$ 450.00	\$ 1.29	
Water	\$ 6,000.00	\$ 17.24	

	Yearly Reserve	Monthly Cost E.C. II/III	Monthly Cost Eagle View	Replace Interval Years
Capital Reserves				
Repaving Private Road	\$ 2,500.00	\$ 5.08	\$ 5.08	10
Curb and Gutter	\$ -	\$ -	\$ -	20
Common Area Landscape	\$ -	\$ -	\$ -	10
		\$ 109.51	\$ 22.51	

Note: Monthly fee of Eagle View home owners does not include the \$15.00/month sewer assessment as outlined in CC&Rs.

Option C
Cost of Lawn Service Which Exceeds 2008

Eagle Crest Home Owners Association
Budget 2009
Eagle Crest II/III, Eagle View

Phase	E.C. II/III 29	Eagle View 12	TOTAL 41
			0
			.0
Total Homes	29	12	41

	Yearly Cost	E.C. II/III	Eagle View
Maintenance			
Fertilizer/Pest Cntrl	\$ 2,500.00	\$ 7.18	
Landscaping Service	\$ 20,000.00	\$ 57.47	
Snow Service			
Driveways/Sidewalks	\$ 4,000.00	\$ 11.49	
Private Road	\$ 1,000.00	\$ 2.03	\$ 2.03
Sprinkling System	\$ 875.00	\$ 2.51	
Insurance			
Liability Insurance	\$ 300.00	\$ 0.61	\$ 0.61
Insurance - Other	\$ 650.00	\$ 1.32	\$ 1.32
Miscellaneous			
Miscellaneous	\$ 200.00	\$ 0.57	
Office			
Management Fee	\$ 4,800.00	\$ 9.76	\$ 9.76
Supplies	\$ 525.00	\$ 1.07	\$ 1.07
Professional Fees			
Legal Fees	\$ 650.00	\$ 1.32	\$ 1.32
Professional Fees - Other	\$ -	\$ -	
Taxes	\$ 250.00	\$ 0.51	\$ 0.51
Repairs		\$ -	
Repairs	\$ 250.00	\$ 0.72	
Utilities		\$ -	
Electricity	\$ 400.00	\$ 0.81	\$ 0.81
Sewer (Backflow)	\$ 450.00	\$ 1.29	
Water	\$ 6,000.00	\$ 17.24	

	Yearly Reserve	Monthly Cost E.C. II/III	Monthly Cost Eagle View	Replace Interval Years
Capital Reserves				
Repaving Private Road	\$ 2,500.00	\$ 5.08	\$ 5.08	10
Curb and Gutter	\$ -	\$ -	\$ -	20
Common Area Landscape	\$ -	\$ -	\$ -	10
		\$ 121.00	\$ 22.51	

Note: Monthly fee of Eagle View home owners does not include the \$15.00/month sewer assessment as outlined in CC&Rs.