

## Attention ELCA Owners – Notice of 2024 Special Assessment

On Saturday, March 30, 2024, the Eagles Landing Condominium Association Board of Directors approved a three-year plan for maintenance and repairs in the entire complex. Refer to the attached plan. It is an extensive plan which covers building repairs and maintenance and common area repairs that had been deferred.

Below is the cost breakdown of the three-year project and owner responsibility:

Year 2024	\$354,834	Per owner \$7,885
Year 2025*	\$307,695	Per owner \$6,837
Year 2026*	\$251,179	Per owner \$5,581.75

\*Note: Amounts for years 2025 and 2026 are estimates only and are subject to change.

The Board recognizes this is a large amount of money for each of us as owners. However, this work must be done.

The 2024 special amount is due on July 31, 2024                      Work to commence on August 1

The 2025 special amount is due May 1, 2025

The 2026 special amount is due May 1, 2026

This amount can be paid via check or credit card. Due to the magnitude and timing of the work to be performed, ELCA cannot offer a payment plan which breaks the assessment due into multiple payments as done in the past. Your payment(s) can be made in advance of July 31 but any outstanding balance beyond July 31, 2024 will be subject to late charges and interest.

If an owner chooses to secure a personal loan, the Bank of Colorado in Estes Park, contact Ryan Bross, Senior VP may be able to assist you. Also, if you are considering selling due to affordability of assessments, Liz Kozar at Estes Park Team Realty at 970-775-0025 ([kozar@estesparkteamrealty.com](mailto:kozar@estesparkteamrealty.com)) is one option that was presented to us or contact any other real estate agent of your choosing.

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ELCA Website ([eagleslandingestespark.com](http://eagleslandingestespark.com)) Click on 'What's New' for all 2024 Assessment Information