

THE
CONSERVATORY
AT THE **PLAINS**
HOMEOWNERS ASSOCIATION

2025 YEAR IN REVIEW

November 1, 2025, marks the one-year milestone of our change in management companies. AMI has partnered with the Conservatory and delivered exceptional service. The transition to the Vantaca Portal has introduced better record keeping, financial reporting and improved communications. Residents can see their account, make payments, submit DRC requests and rent the clubhouse all in one place.

The board and AMI have reviewed all the associations major contracts and vendors. The trash contract has been renegotiated with significant savings. Cleaning, internet access, clubhouse monitoring, security and legal agreements have been changed, added or upgraded. These efforts combined make it possible to keep our monthly assessments stable this year.

An underdrain committee was established to oversee routine maintenance. Meetings with the Contractor (DRC Construction), Engineer and Homeowner Representative (Charles Taylor Engineering Technical Services) and Underdrain Committee have produced a current Technical Memorandum spelling out a plan of action for the infrastructure of the underdrain.

New faces on the Social, Design Review and Communications committees are bringing fresh ideas and a passion for service to the community. Strong committees are the foundation of our community. Consider finding your place to serve!

After three years, we have seen the mailbox situation resolved with the installation of all new CBU's. They give our community an upscale look and will serve the residents for many years. Our finances are healthy and stable. We updated our reserve study, and it is our goal for these accounts to be 100% funded.

Your active participation is key to our community's continued success. Participate in our Electronic Voting Process, Instructions are included in this mailing, Join us for the Annual Meeting in person at the clubhouse or virtually, Thursday, December 4th at 6:30 PM.



Andrew Igl
President



Charlie Fiser
Treasurer



Helen Hardin
Secretary

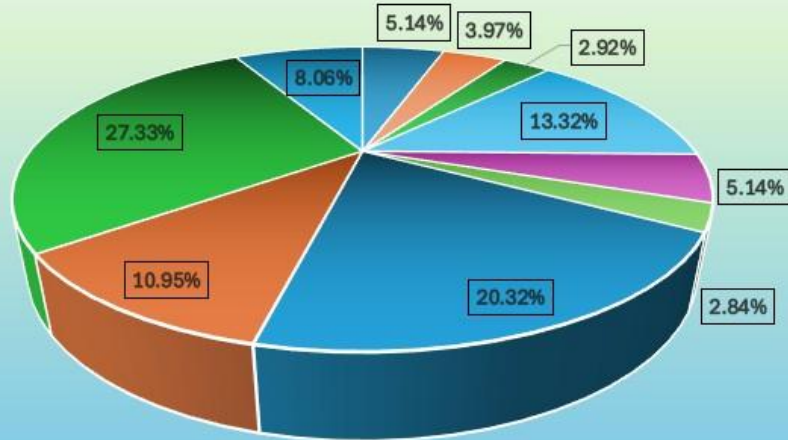


Jerry Ostermiller
Director



Curtis Link
Director

2026 BUDGET



- Legal, Audit, Collections 5.14%
- Insurance 2.92%
- Admin, Copies, Postage 5.14 %
- Pool 20.32%
- Trash 27.32%

- Utilities 3.97%
- Mgmt Svcs 13.32%
- Committees, Website 2.84%
- Gen Maintenance 10.95%
- Reserves 8.06%

Complete 2026 budget details and a summary of the budget process is included in this mailing. Monthly assessments will continue at \$48.

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Lyndi Fielitz, CMCA

Portfolio Manager

AMI - Advanced Management, LLC.

Phone: 720-633-9722

Lyndi@amihoa.com

<http://www.amihoa.com>

If you need help to vote or set up/update your electronic account to access the Owner Portal contact theconservatory@amihoa.com

Communications Committee (Newsletter & Website)

Editor: Helen Hardin

Graphic Design: Heatherly Creative, LLC

Member: Shane Ketterman