

SINGLETREE

January 31, 2026

Dear Singletree Homeowner,

We look forward to seeing you at the Singletree Property Owners Association (SPOA) Annual Meeting on **Tuesday, March 3, at 6:00 p.m.** The meeting will also be available via Zoom*.

At the meeting, we will discuss the possibility of combining the Berry Creek Metropolitan District Board (BCMD) with the SPOA. If approved, BCMD would assume the responsibilities currently handled by the SPOA, including Design Review and covenant compliance. The summer party would continue as usual!

More information on the pros and cons of this potential change will be shared prior to the Annual Meeting. Until any merger is formally approved, the SPOA will continue normal operations, including the election of new Board members and the collection of 2026 dues.

Due to the success of offering multiple voting options, ballots are included with this notice. You may cast your ballot by mail (must be received by March 2), by dropping it off at the Community Center (must be received by 3:00 p.m. on March 3), or by voting in person or by proxy at the Annual Meeting. This year, two seats are up for election, with terms of three years. Candidates may also self-nominate at the Annual Meeting, and those candidates will not appear on the enclosed ballot.

For 2026, annual dues increase to \$250, reflecting an increase from 2025. In 2025, SPOA adopted a budget in which expenses exceeded revenue, with the shortfall covered by surplus funds from 2024. Like many organizations, SPOA continues to experience rising costs. The 2026 budget is balanced and reflects a continued commitment to controlling expenses as effectively as possible.

Enclosed with this letter are the meeting notice and agenda, the 2026 Budget approved by the Board for presentation to homeowners, a ballot for the SPOA board election, and the 2026 Assessment Invoice. You can find the draft minutes from last year's meeting and a proxy online at www.singletreetoday.com. During the March 3 meeting, we will review BCMD's and SPOA's activities over the past year, hear reports from committee chairs, present the 2026 budget, and elect two SPOA Board members.

Please plan to arrive at least 15 to 20 minutes early for check-in, as the meeting will start promptly at 6:00 p.m.

We look forward to seeing you there!

Sincerely,

Dan Godec

Dan Godec

President, SPOA Board of Directors

Enclosures:

Notice and Agenda
Statement of 2025 Results & 2026 Budget
Ballot
2026 Assessment Invoice

*Zoom meeting information can be obtained by emailing manager@singletreetoday.com.