



IMPORTANT UPDATE: Transition to Professional Community Management Company

[Distributed via email December 19, 2025]

Dear Estes Park Homeowners,

Happy Holidays! The HOA Board would like to share an important update regarding the management of our community.

For the past year, our neighborhood has been self-managed by the HOA Board. This approach saved money and gave us the opportunity to maintain direct involvement, gain better control over our finances, and oversee contractor performance more closely. However, managing all aspects of the community required significant time and resources, which became increasingly challenging for volunteer board members with full-time jobs. These challenges were compounded by numerous changes in board membership, as several members joined and later resigned or moved away.

After careful consideration, the Board has voted to hire Kirkpatrick Management Company to assist with the day-to-day operations and administrative responsibilities of our neighborhood. This decision was made to ensure that our community continues to run smoothly, efficiently, and in a way that best serves all homeowners.

About Kirkpatrick Management Company:

Kirkpatrick has been serving communities for over 50 years, providing professional management services to homeowner associations across Indiana. Their team specializes in financial management and dues payments, maintenance coordination, compliance, and homeowner support. You can learn more about them at www.ekirkpatrick.com.

Transition Timeline:

- We will begin transitioning responsibilities throughout January 2026.
- Kirkpatrick Management Company will officially start managing the community in February 2026.

- A welcome package with important information and contact details will be mailed to all homeowners prior to the start date. Please watch your mail in January for this important information.

We believe this partnership will greatly improve the overall experience for residents while helping preserve the value and integrity of our neighborhood.

The Board would also like to express our sincere appreciation to our Treasurer, Heid, for the tremendous time and effort he dedicated to managing our finances over the past year. His work included managing our dues payments, all financial bookkeeping, investing reserve funds into CDs, and managing vendor relationships. As Treasurer, Heid will continue to provide financial oversight in collaboration with Kirkpatrick and will work directly with their investment specialist to ensure our reserves remain strong and continue to grow.

Sincerely,

Estes Park HOA Board of Directors