



December 2024

RE: 2025 Change of Association Assessments

Dear Homeowners,

I hope this message finds you well. We are reaching out on behalf of the Board to update you on an adjustment to HOA dues based on the findings of our recent reserve study.

As you may know, reserve studies are conducted periodically to evaluate the long-term financial health of our community. They help us anticipate the cost of maintaining and replacing shared assets—like landscaping, amenities, and infrastructure—ensuring that our property values are protected and that our community remains a beautiful, functional, and safe place to live.

Our latest reserve study highlighted a need to increase our reserves to keep pace with rising costs in materials, labor, and services, as well as to address inflation impacts. As a result, we need to make a modest adjustment to HOA dues to ensure we meet these requirements and avoid significant expenses or special assessments in the future.

Please know that the Board is fully aware of the financial pressures that homeowners are experiencing. We are actively looking at various options to help keep dues manageable, and we are planning to explore these options further in our next reserve study. Our goal is to develop solutions that maintain our community standards while also being mindful of affordability.

We value your support and understanding as we work to balance financial planning with our commitment to the well-being of our community. Please feel free to reach out if you have any questions or concerns. We will keep you informed as we continue to explore options for future reserve planning.

The Executive Board has completed the budget for 2025, and due to the continued goal of properly funding the Limited Reserve Account for townhomes and duplexes, there will be a change in association dues for your home.

Please see below for the increase in association dues, effective January 1, 2025.

ASSESSMENTS	Single Homes	Duplex (Sidewalk)	Duplex (No Sidewalk)	Townhome
General Assessment Common Area	\$64.00	\$54.00	\$54.00	\$43.00
Limited Assessments Townhomes/Duplexes		\$93.00	\$83.00	\$73.00
Limited Reserve Funding Townhomes/Duplexes		\$77.00	\$77.00	\$43.00
Common Reserve Funding	\$6.00	\$6.00	\$6.00	\$6.00
Total Monthly Assessment:	\$70.00	\$230.00	\$220.00	\$185.00

PLEASE SEE THE ENCLOSED DOCUMENT ON PAYMENT OPTIONS AVAILABLE TO YOU



If you have any questions, please do not hesitate to contact our office at 814-308-9602.

Thank you!

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Enclosures:

- 2024 EOY Estimate/ 2025 Budget Handout
- Payment Options