



Frank Ross, President
Carol Mitchell, Vice-President
Pat Windon, Secretary
Jennifer Scott, Treasurer
Jim Kale, Trustee

March 6, 2024

To: Unit Owners

Re: Special Community Projects & 2024 Special Assessment

As part of our ongoing efforts to enhance our community's aesthetics and functionality, the Board of Directors has approved several important projects for 2024. These projects include:

1. Tree removal, mulch bed reduction - \$14,000
2. Ground preparation after mulch bed reduction, planting of grass seed - \$12,000
3. Repair of pool fence - \$2,000
5. Removal of wooden deck at pool, replacement with concrete pad - \$10,000
6. Pool repair - \$6,000

The total cost of these essential projects amounts to \$44,000. To cover these expenses, a special assessment will be levied against Unit Owners of record as of February 21, 2024.

The special assessment will be due in two payments and invoices will be mailed to all Unit Owners.

1. First payment due on April 1, 2024 with a 10-day grace until April 10, 2024
2. Second payment due July 1, 2024 with a 10-day grace until July 10, 2024

It's important to note that in the event of a Unit transfer, the seller will be responsible for settling any outstanding balance on the special assessment, prior to the transfer of the Unit to the buyer.

We understand the financial impact of this assessment and assure you that every effort has been made to keep costs reasonable while ensuring the long-term well-being of our community.

Should you have any questions or concerns regarding the special assessment, or the projects outlined above, please do not hesitate to contact our management team. We'll be happy to help in any way we can.

Thank you for your attention to this matter, and your continued cooperation in maintaining our community's standards.

Sincerely,
Board of Directors

If you have any concerns, please contact Your Management Company.