

May 8, 2024

Dear Homeowner,

Enclosed is a brief description of items for your quick review. You can obtain more in depth information by going to the Community Website. www.tpmhoa.com/plum

To be in compliance with the Governing Documents a Reserve Study was required this year. In the preliminary findings areas of repair were identified over immediate, short term, defined as 1 to 2 years, and longer extending out to 16 years..Hiring outside contractors at present rates would have required an increase of dues to be a minimum of \$400 per unit per month, while also inducing an additional \$1,000 Special Assessment. The Board recognized this to be unobtainable. In lieu of these suggested increases, the Board has had no choice but to increase the monthly dues by an additional \$100 per month beginning June 1, 2024. You will have until June 10, 2024 to adjust to the new fee schedule. This will allow you 30 days advance notice and avoid any late fees to be applied.

Please refer to the Association Website for a more in depth explanation of the status of the Community.

Ongoing and Upcoming Projects

1. Plat Map
2. Finish dumpster enclosure at Townhomes, repair damage to condo A dumpster enclosure
3. Landscaping Sprinkler system repair and upgrades
4. Low maintenance landscaping
5. Fencing - perimeter fence and gates
6. Concrete repair at Condo A
7. Outside lighting at both condos
8. Shutters and gables on all relevant buildings
9. Legal fees associated with ongoing Lawsuit
10. Reserve Study

The insurance deductible will be raised from \$10,000 to \$25,000 effective June 10, 2024. Please be sure to adjust your personal H06 policy. The deductible increase was due to recommendations from the Insurance adjuster for rising costs on filed claims that could result in loss of insurance coverage. See attached letter from our insurance carrier for more information.

Please address any questions and concerns to Corey at TPM.
Corey@tpmrents.com or 801-375-6719 ext. 111

Respectfully,

Plum Creek Board