



Total Property Management

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05/30/2025

Dear Homeowners,

I hope this message finds you well. I am writing to provide a brief update on the financial status of our HOA and to inform you of an upcoming change to our monthly dues.

Despite our best efforts, we are facing a projected shortfall in the 2025 budget. In response, we will be working to renegotiate contracts and obtain updated quotes for many of the services at the complex. However, even with these cost-saving efforts, we anticipate the need for additional funds to maintain the quality and reliability of our community operations, and to start establishing a good reserve account for future repairs.

Accordingly, the monthly dues will increase to **\$195 per unit for the condos and \$227 per month for the townhouses**, effective **July 1, 2025**.

We understand that dues increases are never ideal, and we are committed to transparency and fiscal responsibility in managing our community's resources. If you have any questions or would like to discuss this in more detail, please do not hesitate to reach out.

Thank you for your continued support.

Warm regards,

Corey Poole

HOA Assistant Manager – TPM, Inc.