

December Community Updates: Budget Approval, Parking Reminder, and More!



North Shore Dr lights up the holidays!


As we gear up for the holiday season, we wanted to share some important updates to keep everyone in the loop. Here's what's happening in our wonderful community.


2024 Budget Approved:


We are pleased to inform you that the Homeowners Association Board has successfully approved the budget for the year 2024. We would like to take this opportunity to provide you with some key details.

Budget Overview:

- 1. Small Increase:** The 2024 budget has a small increase of approximately 3% for each owner in comparison to the 2023 payments. This adjustment aims to ensure that the HOA can continue to meet the needs of our community effectively.
- 2. Increased Costs for Insurance and Adding Roof Cleaning:** Two items contributed to a significant increase in our total expenses. Our insurance costs have been increased by \$15300 (53%) over the 2023 budget. The budget also includes added costs for a reserve fund to pay for our next roof cleaning.
- 3. Fine-Tuning Processes:** Thanks to the collaborative efforts of Ed Lynch and Terry Keene, the approved 2024 budget reflects a fine-tuned and strategic approach to financial planning. They conducted a thorough examination of our reserves and expenses. The adjustments made based on their analysis ensure that our community remains financially stable while continuing to provide the high standards we all value.
- 4. Notice for Payments:** Campbell Property Management will be sending a notification on your payment details in December.

Parking Reminder: Keep Off the Grass!  A friendly reminder to all residents: please do not park on the grass. Your cooperation in using designated parking areas and driveways is greatly appreciated.

Light bulbs available  We completed the lighting project a couple years ago. Good news – we have extra light bulbs available! If you need replacement bulbs for your outdoor fixtures, simply reach out to our property manager and we'll make sure you get them. There is a limited supply.

No Postings on Mailboxes  Please refrain from posting any materials on mailboxes. This helps maintain a clean and uniform appearance throughout the community.

We understand that updates can bring up questions, so if you have any concerns or need clarification on any of the topics mentioned, don't hesitate to contact Campbell Property Management. We value your input and cooperation.

Wishing you all a joyful and festive season ahead!