



December 14, 2016

Dear Country Village owner:

Due to increased expenses, the Board of Directors has voted to increase our yearly assessment to \$365.

This year the Association has incurred unanticipated expenses, such as removal of dead trees that had fallen on Common Property and the need for retaining a new attorney to actively pursue 6 home owners who are in arrears of paying their annual assessments. The new attorney has been proactive in helping the Board take the necessary steps to collect funds owed the Association. Most of the budget items are fixed expenses based on annual contracts. This year our contract was ending with East Coast Landscaping. We obtained 4 bids and East Coast gave the best rate. However, the new contract includes an increase of \$3,500.00. Additionally trees within the common areas are aging and have been an annual expense that has increased over the years and will likely continue to require ongoing attention.

We regret having to impose this increase. Unfortunately, this has been a trend with other associations in the area. You will be receiving your annual assessment statement in early January and it will be due February 28, 2017.

We would be happy to provide owners with a copy of the 2017 budget, preferably by email to reduce mailing costs.

We appreciate your understanding in this matter.

Sincerely,

Country Village Townhouse Association Board of Directors