

January 18, 2017

Dear Country Village owner:

Thank you for your note in response to the notification of an increase in the annual assessment.

Of the very few owners that responded, they commented on: the timing of the notice; the appropriation of funds for landscaping; the "unfairness" of dues-paying owners paying to collect from the small minority that are in arrears; the increased insurance costs and the size of the Reserve Fund.

To address these concerns:

Immediately after it became apparent that an increase was necessary the Board members felt the owners should be notified.

Several landscapers were vetted; the Board selected the best contract price.

Collection costs, while initially drawn from our operating budget, are passed on to the owner in arrears. The operating fund will be reimbursed upon collection.

As advised by our attorney, the increase in insurance reflects higher liability coverage for the Common Property.

A Reserve Fund for emergencies is advisable, appropriate and may prevent the need for Special Assessment(s) in the future.

Again, thank you for your note and understanding that the Board made this difficult decision with the intent that it will continue to maintain Country Village as a very desirable place to live.

Sincerely,
Board of Directors,
Country Village Townhouse Association