



**Green Valley Villas West
Condominium Association**

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December 1, 2022

Dear Villas West Owners,

The Board of Directors approved an increase in Annual Monthly Assessment/Dues at the November 2023 Special Board Meeting.

The new rate will be \$275.00 per month beginning January 1, 2023 (an increase of \$40 per month). (U.S. check or money order/cashier's check only)

Villas West has experienced several expenditures the past two years for Major Maintenance Projects including: new roofs, pool upgrades, new heating and air conditioning units multiple roof replacements and unforeseen costs associated with the disastrous storm in July 2022.

Our CC&R's specifically state: Article 7.9 (b) "Funding the Reserves. This reserve fund shall be funded by a portion of the Annual Assessments of Owners rather than by Special Assessments . . ." The purpose is to minimize the need to assess owners a large sum in any one year.

The Reserve Study conducted in 2018 recommends that we maintain a Reserve Fund at a 70%-130% level to minimize the risk of a special assessment. The increase in monthly dues only maintains our Reserve Fund at the current level (it doesn't build it as the Reserve Study recommends for each year). With the approved increase we anticipate depositing over \$100,000 into our Reserve account to start building it back up to where it once was.

The Villas are now over 50 years old. We have mature landscaping and infrastructure that need constant attention and periodic major repairs and replacements. We have a significant number (200+) of HVAC units that are 25-30 years of age that are starting to fail regularly, as well as an ongoing list of roofs that are scheduled for replacement over the coming years. As we all know everything has gone up over the last year. There is a cost of doing business and here are just a few examples of what we are faced with:

- The cost of HVAC systems has gone up \$2290 over the last couple of years
- Utilities are up 7%
- Estimated insurance increase of more than \$35,000
- Landscaping cost up 11%.

Villas West Board of Directors