



**GOLD RIDGE FOREST
PROPERTY OWNER'S
ASSOCIATION**

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November 8, 2018

To: Gold Ridge Forest Property Owners

From: Joan Fuquay, Finance Director, for the GRFPOA Board of Directors

Subject: **2019 Proposed Budget, Annual Reserve Contribution, Insurance Summary and Annual Delinquency Policy**

Dear Fellow Property Owners and Neighbors:

Gold Ridge Forest POA has not had an increase in Dues Assessments since 2015; for the past four years the dues have been billed at \$88 per Quarter, or \$352, Annually. There will be a Dues increase in the 2019 budget of 10.23% as a result of increased utility and operating costs, additional employee hiring and the increased efforts to clear greenbelts for fire safety. Dues assessments will be \$97.00 per Quarter; or \$388.00 per year per property. Of this amount **\$25.75** per property per quarter will go to reserves and the balance to the operating budget. This increase was approved by the Board of Directors at the Special Meeting held on November 7, 2018 and will take effect January 1st 2019.

Pursuant to Article XII, Section 5 (a.) (iv.), and Article XII, Section 5 (c.) of the Gold Ridge Forest By-Laws, please find enclosed the proposed 2019 GRFPOA Budget.

Enclosed you will find the revised 2019 Delinquency Policy, Insurance Summary and the Reserve Summary, please review.

The full text of the Browning Reserve Group's 2019 Reserve Study; and all other pertinent supporting documentation to this letter is available to any property owner at the Association Office, and the website listed above. Please feel free to contact the office, by phone: 530-644-3880, or by email office@goldridge.org, for whatever portions of this information you wish to have made available to you.

In our efforts to save mailing costs, required policies/ statements are available at the Association's website (URL is above) and in the office as outlined in the above paragraph.

Please feel free to address any comments or questions you might have by calling the office, or by sending an e-mail to office@goldridge.org. We appreciate the opportunity to present this information to all of you.

Respectfully,

Joan Fuquay
Finance Director

