

June 12, 2025

To All Mountainview Manor Unit Owners:

At the last open meeting of the association, the Board and Management noted there would be an assessment increase for the community in response to the reserve study that was completed. After much deliberation, the Board agreed to increase the association members on November 1st 2025 as this is the new budgetary year for the community. This decision was based on needing to increase the reserves for large projects due in the near future and properly funding for items within the next 30 years.

Please note that this increase is based off requirements from the State of New Jersey that have recently been passed.

To determine your new monthly assessment fee, you need to determine if you are a type A, B, C, or D unit.

Unit Type	Current Rate	New Rate	Increase
Type A	\$282.22	\$359.52	\$77.30
Type A w/ Garage	\$297.22	\$374.52	\$77.30
Type B	\$288.63	\$367.69	\$79.06
Type B w/ Garage	\$303.63	\$382.69	\$79.06
Type C	\$333.28	\$424.56	\$91.28
Type C w/ Garage	\$348.28	\$439.56	\$91.28
Type D	\$343.37	\$437.42	\$94.05
Type D w/ Garage	\$358.37	\$452.42	\$94.05

If you have any questions about these payments, please contact the office number above.

Sincerely,

Matrix Property Management Group, LLC

Erin Spiliotopoulos, CMCA, AMS
Community Manager