



Coconut Grove Court Owners Association, Inc.

**Post Office Box 80394
Lafayette, Louisiana 70598**

APRIL 23, 2025

NOTICE OF: Increase in HOA Dues Effective July 1, 2025 & Annual Meeting

Dear Members,

I am writing to you on behalf of the Coconut Grove Court Homeowners Association Board of Directors to share an important update regarding our HOA dues. On April 22, 2025, the Board of Directors held an Executive Meeting where we carefully reviewed the association's financial status and operational needs. To ensure the continued maintenance and improvement of our community, **the board has voted to reinstate the HOA dues to their original rate of \$50 per month, effective July 1, 2025.**

As some of you may recall, in 2020, we reduced our dues to \$35 per month to help alleviate financial strain during the COVID-19 pandemic. However, our Reserve Fund operating expenses have continued to rise, including costs for lawn care and the palm trees in the common area. Furthermore, we anticipate that our reserve funds are insufficient to cover major expenses, such as repairing our private road, sewer system, and other common areas.

This adjustment will help us maintain the quality of our community, fund essential repairs, and build a more substantial reserve to cover future expenses. We are committed to transparency and will continue to manage our budget responsibly to serve the best interests of all residents.

Annual Meeting

We invite everyone to attend our **Annual Meeting on June 18th, 2025, at 6:30 PM.** (location TBA.) This meeting will provide an opportunity for you to ask questions or share concerns you have with the board. At this meeting, we will discuss the dues adjustment and other community matters.

Notice Distribution

To ensure that all residents are informed, this notice will be hand-delivered to each home, posted on our community website at coconutgrovecourt.com, and emailed to all owners and occupants with a current email address on file. If your contact information has changed, please email us at coconutgrovecourt@gmail.com so you can stay informed about important community updates.

Stay Informed Through Our Website

We invite you to visit our community website, coconutgrovecourt.com, where this announcement will be posted. You will also find our By-Laws, governing documents, and other important information, including updates on community projects and board activities. This resource is designed to keep you informed and engaged with the Coconut Grove HOA.

Thank you for your understanding and continued support in making Coconut Grove a wonderful place to call home.

Sincerely,

Maxine C. Vaccarella, President

On behalf of the Board of Directors

Coconut Grove Court Homeowners Association