

WOODHAVEN CONDOMINIUMS HOMEOWNER'S ASSOCIATION

c/o Alternative Management Group, Inc. 310 East I-30, Suite 320, Garland, TX 75043

NOTICE OF Monthly HOA DUES INCREASE

March 1, 2024

Dear Homeowners,

Due to the significant increase in our monthly operating expenses, the Woodhaven HOA Board of Directors ("Board") is implementing a 25% Monthly HOA Dues increase effective April 1, 2024. This increase is primarily driven by the increased cost of insurance, due in part to the number of claims we have made due to damages from unusual weather events and a general rise in insurance costs. The secondary driver is increased maintenance costs due to an ageing property. These factors combined with the rise in inflation necessitates this increase.

The general inflation rate since the last Monthly HOA Dues increase in 2020 is greater than 20% (the 2022 dues increase only covered the increase in property insurance premiums for 2022). The HOA absorbed a property insurance premium increase in 2023 of \$35,000. In 2023 alone, our expenses (\$761,199) exceeded our HOA dues revenues (\$626,304) by \$134,895, excluding freeze damage expenses and special assessment revenues. This has severely reduced our cash reserves, which are needed to meet emergency expenses.

A full year of HOA dues revenues after this increase will be \$766,800. As stated above, our expenses for 2023 were \$761,199. The Board works diligently to maintain the property and manage our expenses. Over the last few years, we have managed to complete a number of needed repairs, replacements and improvements. However, at this point, we must manage the expenses that we can control to a minimum and are making a concerted effort to reduce expenses where we can. Therefore, improvements and replacements will be deferred in favor of repairing and maintaining. We will continue to perform repairs and maintenance for safety issues and in emergency circumstances and where the cost to defer is excessive.

We hope you understand that the Board did not make this decision lightly. New coupon books for Monthly HOA Dues payments will be sent to homeowners before April 1, 2024. If you are currently paying via ACH, the new amount of Monthly HOA Dues will automatically be adjusted.

Your current Monthly HOA Dues amount, 25% increase amount and new Monthly HOA Dues amount is provided below. * Does not include Special Assessment Dues *

<u>Square Feet</u>	<u>Current HOA Dues</u>	<u>25% Increase</u>	<u>New HOA Dues *</u>
995	\$351.02	\$ 87.76	\$438.78
1205	\$425.18	\$106.30	\$531.48
734	\$259.56	\$ 64.89	\$324.45
1038	\$378.23	\$ 94.56	\$472.79

Should you have any questions, please do not hesitate to contact AMGI at 972-503-2644. Thank you for your prompt attention to this matter.

Woodhaven HOA Board of Directors