



TWIN SUN LAKES HOMEOWNERS ASSOCIATION

VOTING BALLOT for TSL PLAYGROUND REPLACEMENT SPECIAL ASSESSMENT

At last year's annual meeting it was shared that the play structure in the Twin Sun Lakes common area is beginning to show its age and becoming unsafe. Unfortunately the coating is falling away exposing the metal beneath and some of the plastic components are cracking. The Board has been researching the repair or replacement current structure. Due to its age the manufacturer is unable to replace the damaged parts. Replacing the structure with something comparable will be expensive with costs ranging from \$30k to \$35k. This exceeds the HOAs current savings and would impact our ability to cover basic maintenance expenses. In hope of alleviating some of the cost the Board has been looking into grants, loans, etc., but has found no option available to a homeowners association. As a last resort the Board is requesting a vote to allow for a one-time special assessment. Please carefully review the information below and return your completed ballot. Ballots need to be returned by Friday, April 18th. If you have questions please submit them in writing to TwinSunLakesHOA@gmail.com.

COST TO REPLACE TSL PLAYSTRUCTURE

Play Structure Purchase & Shipping	\$19,800-\$22,000
Removal of Existing Structure/Install of New	\$9,500-\$11,000
Sales Tax	<u>\$1,100-\$1,300</u>
Estimated Total	\$30,500-\$34,300
Estimated Special Assessment	\$400-\$500/Property*

**Given the consistent fluctuation and current economic conditions, the Board is estimating the overall assessment but will adjust to a lower amount pending the final cost provided by the vendor. The board will not exceed the maximum per property amount listed above.*

The costs listed above do not include the removal and replacement of the current landscaping/ground cover in the area of the play structure and swing set. The Board is hoping to assemble a group of volunteers (at a day/time convenient to each participant) to minimize that cost. The Board will cover the expenses for materials and equipment.

Results of the vote and the final assessment amount (if passed) will be published on Friday, April 25th on the HOA Facebook page and website (www.TwinSunLakesHOA.com). If the proposal passes, payment will be due by Friday, May 30th.

Please clearly print your name and property address below. **Completed ballots must be received on or before Friday, April 18th.** Submit questions in writing to TwinSunLakesHOA@gmail.com.

Name _____

Address _____

Email _____

I have carefully reviewed the information provided above and submit my vote as follows:

- ☐ Yes, I agree to the HOA special assessment as detailed above.
- ☐ No, I do not agree to the HOA imposing a special assessment for the replacement of the TSL playground.

Homeowner Signature

The HOA is looking for volunteers to assist with the removal and replacement of the landscaping in the play area. If you are interested please check the box below and provide an email address so we can send you information.

☐ I am interested in volunteering to help with the landscaping.

Email Address: _____