

Prairie Ridge Condominium Association

2026 Dues Announcement

The Prairie Ridge Board of Directors is pleased to announce that we are able to hold our monthly dues at the current rate of \$330/month for the upcoming year. The dues increase for 2025 allowed us to complete a number of projects & address maintenance needs throughout the spring, summer, & fall, (full list below). While we anticipate additional rate increases in both our water, (10% increase expected in both January & July 2026), & our master policy insurance premiums, we are able to absorb those increases with our existing utilities budget & by allocating funds previously used for 2025 project work. Project work for 2026 will consist primarily of concrete repair/replacement with miscellaneous maintenance work as needs dictate.

Project & Maintenance Work – 2025 Completion List

- Unit washing for mildew/mold removal as applicable
- Painting of porch pillar bases & louvre vents as applicable
- Painting & repair/replacement of row home patio door kickplates
- Irrigation pump repair/replacement
- Installation of irrigation system smart controller
- Tree treatments
- Irrigation box waterproofing
- Roof shingle warranty repairs
- Dryer vent cleaning (annually going forward)
- Mulch application (full depth)
- Tuckpointing of brick ledges
- Plant replacement
- Minor/temporary concrete repair
- Addition of parking signs
- Landscape edging repair/replacement
- Drain installation (between 1913 and 1923 Sierra Dr. buildings)
- Painting of Prairie Ridge sign
- Tree trimming & removal