Re: Westbrook Village Community Association Dues, Budget, and 2021 Annual Meeting.

Dear Westbrook Village Community Association Members:

I am sending this email to notify you that the Board of Directors has approved the operating budget for 2020 which is attached to this email. Dues for 2021 will be increasing, please see the details below. For those of you that make automatic payments, please notify your banking institution about the new amounts to be paid starting January 1st.

I also need to notify you that due to COVID-19 concerns, our Annual Meeting for 2021 will be held via Zoom on January 12, 2020 instead of our usual group meeting. I will be sending each of you an email with specific information on how to access the Zoom meeting on your computer. I am not a Zoom expert and currently don’t know all of the details yet. I will provide you with more information soon. I anyone in the community are familiar with holding a large zoom meeting, I would appreciate your input.

Regarding the Budget. Over the past year, we experienced a number of additional expenses that put our total expenses over the amount budgeted for 2020. The most significant expense increases were for irrigation water $3,369, fence and common area repairs $1062, sprinkler system repairs $959, all over budget. The Budget you see attached shows the exact items that were over budget in RED. You will see those numbers in the 4th column under “2020 Estimated Final Expenses”. The remaining final expense for snow removal cannot be determined until the end of the year. For the average 2-4” snow, our cost is approximately $700 per removal. I’m not a weather forecaster, but I expect we will have at least another $2,100 in snow removal expense this year which will be a little under budget.

In preparing the new budget, the Board increased the landscaping expense from $28,560 to $32,059 which will increase the amount of spring, summer and fall pruning and cleanups. As trees shrubs mature and continue to grow, they require more trimming and replacement upkeep. The Board increased the level of those services $1479 from what they were last year.

Good news about trees for this year and for 2021 is that our spaying/nutrient cost was down, and we will not be treating for emerald ash bore next year that saves $2,570. However, since emerald ash bore treatments are a every other year expense, it will be back in 2022.

On the budget attached you will see under the first two columns “2021 Projected Expenses” and “2021 Income”. We have indicated in each column Increased Expenses in RED, and also noted if the items are either an Increase from 2020, the Same as 2020, or a Decrease from the 2020 Budget.

The bottom line is Dues for 2021 will increase. Homes in Blocks 1 and 2 will increase $20 per month to a total of $178. Homes in Block 3 will increase $9.00 per month to $77 per month so that Association can meet expected obligations for the coming year.

The new Budget will be posted on the Association website, [www.wbvco.com](http://www.wbvco.com) for you information. Updated financial information will be posted as soon as the year end books are closed.

Merry Christmas and Happy New Year to All,

John Marlin, president

Westbrook Village Community Association, Inc.