



The Enclave Board of Directors
2 Enclave Circle
Savannah, GA 31419

February 23, 2024

Dear Enclave Homeowner,

Your Board of Directors have been hard at work reviewing the history of our community and creating a plan to move us forward as a welcoming, inclusive community for all residents.

The Enclave at Berwick Plantation Homeowners Association began in 2007 and from inception until roughly 2011 homeowners paid approximately \$2,400 per year (or \$600 per quarter). Due to the Berwick Master Association dues increasing in 2011, homeowner's dues were increased in 2012 to approximately \$2,500 (or \$617 per quarter). When DreamFinders became Declarant, they adjusted the dues and lowered them to \$2,000 per year (\$500 per quarter).

As you are aware, unprecedented reserve spending occurred in 2023 (\$624,762.15). The reserve was \$933,762.15 at the beginning of 2023 and was depleted to \$309,821.21 by the beginning of 2024 in addition to the annual dues collected for 2023. While your current Board has worked diligently to cut costs wherever possible we are left with an annual operating cost of approximately \$862,000 due to Associated Services obligating us to contracts coupled with overspending in the past, this leaves us no choice but to increase dues. Your new rate effective April 1, 2024, will be \$675 per quarter. This will allow us to meet our operational obligations as well as begin to make necessary annual contributions into reserve accounts specifically allocated for capital expenses relating to roads, pool, clubhouse, recreational courts, and drainage.

It is very important for all homeowners to **make the April 1, 2024, quarterly payment of \$675.00 by check made out to The Enclave (or The Enclave HOA) and mailed to 2 Enclave Circle, Savannah, GA 31419** or dropped off to the gatehouse during operating hours: 7 a.m. – 6 p.m. Monday – Friday and 9 a.m. – 2 p.m. on Saturday. Once our account is established with the new Management Company, you will receive information regarding ACH (bill pay) and credit card payments.

The Board of Directors will be available in the evening on February 29, 2024 by appointment to answer any questions and address concerns. Please contact the Board at enclavehoaga@outlook.com to schedule an appointment.

We will be hosting the first quarterly meeting on **Monday, March 18, 2024, at 6:30 p.m.** in the Multi-purpose room of the Enclave Clubhouse. We welcome your participation and look forward to working with you together... making The Enclave a great place to live!

Included in this packet you will find the sixth and final revision of the 2024 approved operating budget for your review.

SUMMARY

April 1, 2024 QUARTERLY PAYMENT **\$675.00**

Make check payable to: The Enclave

Send payment to 2 Enclave Circle Savannah, GA 31419 or hand to guard at gatehouse during guard hours.

In Solidarity

The Enclave Board of Directors