



November 25, 2018

**Re: Monthly Dues Increase Effective January 1, 2019**

Dear Home Owner/Resident of Stone Creek Canyon,

Based on both the number of in-depth conversations and feedback from those in attendance during our 2018 Annual Homeowner's Meeting held on October 2, 2018, and the 2018 Fall Survey, the Board of Directors has adopted and approved its 2019 Operating Budget for Stone Creek Canyon. The approved budget will allow for the Board of Directors to focus on the many priorities discussed during this meeting; and as a result:

- 1) The Board of Directors are **committed** to not only improving the communications throughout our community but also in continuing to foster a harmonious community.
- 2) The Board of Directors are **committed** to ensuring our existing landscaper provides more of a cohesive approach with our landscaping needs based on ALL the feedback provided during the meeting. We are currently working closely with both WMA and our vendor to establish a "standard level of care" to ensure our needs are being met.
- 3) The Board of Directors are **committed** to ensuring that bark, trees, and shrubs are being replaced throughout the community and to improving the community's overall appearance.
- 4) The Board of Directors are **committed** to diagnosing and repairing sprinkler related issues identified this year and repairing broken sprinklers in a quick manner.
- 5) The Board of Directors are also **committed** to ensuring that Stone Creek Canyon is fiducially responsibility to its current homeowners and its potential homeowners.

Please find attached the approved 2019 Operating Budget for Stone Creek Canyon. With the approved budget, **you will notice a monthly dues increase of \$25.00**. If you are on automatic payment, or bill pay thru your financial institution we ask that you please change your monthly payment amount from \$146.00 to **\$171.00**. **This dues increase will take effect January 1, 2019**. Please note although this dues increase seems relatively high it is lower than neighboring communities that have less amenities as ours; and the increase is needed for the future growth and sustainability of the Stone Creek Canyon Community and its development. The increase does not come without much analytics and discussion from its Board of Directors. Although there will never be a cap to the monthly dues assessment and although we can never foresee special assessments or future dues increases, going forward we anticipate a typical cost-approach of 3-4% annually increases in the future.

We hope you find the budget to be balanced, and please note, allotments budgeted in green (line item 1-3) will allow us to focus on the needs expressed by homeowners in providing a "cosmetic face-lift" in landscaping, helping to improve overall appearance, attract potential homeowners, and a desirable value for those that live within the community. It will also provide for a \$7,000 landscaping contingency if needed to provide a better quality of care for our grounds.

We appreciate your understanding regarding this matter.