

Haile Village Center Townhomes (HVC-TH)

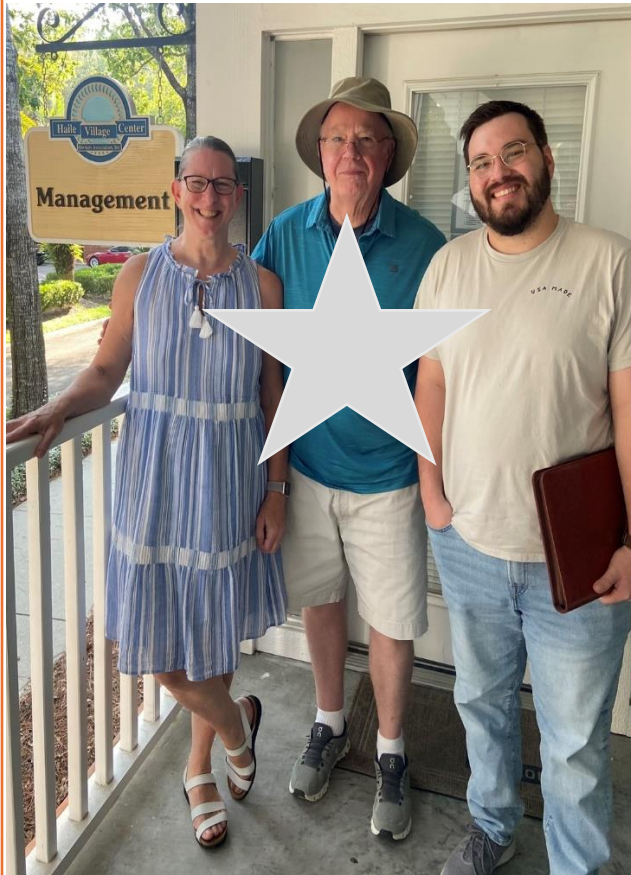


Figure 1 HVCTH Townhome Committee Karen, Tom, and Will:

**On December 20th, 2024 at
3:00 PM**

ONLY VIA ZOOM

A Special Assessment Meeting of HVCOA be held for the purpose of paying the final balance due on work performed on the HVC-Townhomes (HVC-TH).

In 2024, \$315,325.00 was spent on Townhome Repairs and Painting. This amount includes The 50% down painting payment that was required on the signed estimates and the repair invoices upon completion. (Itemized by cluster and mailed to all TH owners.)

The final balance due will entail the following:

The Final 50% due on Clusters 1, 2, 3, and 4- and the final 50% payment for a third structural header problem that was approved for repair.

The **Haile Village Center Board of Directors** may select any due date they prefer for this onetime Special Assessment payment. While I cannot say for sure, I would guess it would need to become due on January 1st since the vendor will expect payment upon completion.

Every Townhome Owner should attend this board meeting if they have questions, or comments.

Positive Feedback is always encouraged.

Don't forget to **RENEW** your USPS mail FWD's.

Want to be on the Board of Directors? **Email me!**

Would you prefer to form an Townhome Association ?

You would have your own Board, budget, manager, etc.

A letter will be sent soon to all TH owners, from the HVC Board of Directors.

THIS FRIDAY IS LIGHT THE VILLAGE, an annual Haile Village Christmas event!

ZOOM ONLY MEETING:

Time: Dec 20, 2024 03:00 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/2061770193?pwd=sQVDXy1FK7hrP9yEUh8eVrxQCRriCv.1&omn=86002416018>

Meeting ID: 206 177 0193

Passcode: Blackwell

One Monthly Assessment for Townhome Owners **starts in 2025!**

There will not be a 2025 Townhome Budget adopted. **The "balance due" will be billed and is due as one payment for the exterior project.** The balance due is being billed per parcel- by h/c square feet- same as the former budgeting method. The final invoice for the work will be billed as a One-Time special assessment. Due soon. (Whenever the HVC Board selects a due date at the meeting!)

Cutting Edge expects to complete the exterior painting this month! This one-time special assessment will be the exact cost, "final amount due," to Cutting Edge.

There will not be a "monthly fee" for your 2025 Townhome exterior projects.

Why? Because the work is done. Homeowners will handle their exterior and house items like other home owners in HVC, which may or may not include an ARB request.

Why else? You're not a condo association. ♡ In prior years, You had a committee suggesting a budget for HVC adoption; that won't continue in 2025. Did you know you COULD easily form your own Townhome Association if you like or prefer the condo type maintenance lifestyle, which includes reserves for roofs, having your own Board of Directors, etc? Tell me if you prefer to BECOME a TOWNHOME Association. Text me your answer: 352-561-3327. Include your address.

🔔 more information soon...enjoy your holidays! Fa-la la la la la la la la