



November 14th, 2025

Re: Deer Creek Subdivision HOA – Special Assessment

Dear Owners,

As you may recall a meeting was held earlier this year where the board of directors discussed the urgent need to address certain safety concerns and structural issues within our community's common areas. In order to prevent liability and further property damage the board of directors will be meeting to adopt a special assessment in the amount of \$255,267.00 for the purpose of funding the necessary maintenance repairs.

Enclosed you will find the payment schedule. The special assessment will be for twelve months beginning January 1st, 2025.

The Board of Directors will meet to adopt the special assessment to fund the projects on December 2nd, 2025 at 7 p.m. via Zoom.us, Meeting ID: 816 7872 2237, Passcode: 550366.

The projects included in the special assessment are:

Sidewalk slabs & driveway approaches	\$80,217.00
Removal of 75 trees & arborist report	\$76,250.00
Replanting of 75 medium trees	\$45,000.00
Asphalt patch & sealcoating	\$39,000.00
Boundry survey	\$6,500.00
Pressure Cleaning & Painting	\$9,800.00
Painting materials	\$3,500.00
Contingencies	\$25,000.00

We look forward to your participation at the meeting. If you have any questions or concerns before the meeting, please don't hesitate to contact us.

Sincerely,

Angy Diaz
Association Manager, LCAM