



Tuttle Estates Community Association

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Happy Holidays to Everyone in Tuttle Estates!

Just a short two-page newsletter for December, as well as **your yearly dues invoice**. We all are excited this time of year; it is a chance to bring family and community together to celebrate. On behalf of the Board of Directors of Tuttle Estates, we would like to wish everyone a safe and happy holiday.

Thank you,
Scott Mueller, TECA Board President

About Your Yearly Dues...

Your Board of Directors has been working diligently to hold off a dues increase, and we are pleased to announce it stays the same for the 18th year in a row!

We have been working on replacing dead trees and sprucing up some areas. This past month we have upgraded our lighting system at the front entry, as mentioned at the Annual Meeting. There is a more detailed note on the back of this page regarding the budget, please review it.

Special shout out to our treasurer, Charley G, who has done an excellent job budgeting and helping to set up our capital expense targets. This planning has been a key part of our success. THANK YOU CHARLEY!



No Dues Increases for 18 Years

Your Homeowners Dues Invoice Is in This Packet – Please be on Time.

Your Board of Directors has worked very hard at managing costs this past year. Even with the ongoing increase in costs, and inflation, the annual dues for TECA homeowners remains unchanged. The dues for will remain at \$180.00 per household from 2025. We would appreciate it if you could **please mail your check on time**.

Holiday Lights Thank You

We wanted to extend a special thank you to Brad Bell for the Holiday Lights project at the entrance. Also to Charley and Lisa G who turned our Fall color spotlights to our winter red and green, we appreciate the support from our neighbors.

News for Residents – Spring 2025

Tree Branch Trimming – Sidewalks In several areas, we have tree branches (parkway and/or yard) blocking the sidewalk(s). We need to have these pruned. **Winter is an ideal time to prune** trees as the trees are dormant. Please take a minute to check out your sidewalk area. Seven-foot clearance is ideal on the sidewalk. If your tree(s) need to be pruned, now is the time.



Thank You to Our Volunteers!

We had a great Easter Egg Hunt this year as well as a tremendous Block Party. We also have our Community Library which has been great for our residents. Thank you to the volunteers who helped make 2024 a BIG SUCCESS. We hope we can count on you for a great 2025. Volunteers make the difference in the programs. If you have an idea or want to help, please email the Board, we would love to hear from you.

More on the Budget & Expenses for 2025

As we step into the vibrant fall and winter season, we want to take a moment to share some updates regarding our HOA and the financial stewardship of our community. For an incredible 18 years, we've been able to maintain our dues without any increases—a reflection of the Board's commitment to careful budgeting and cost management.

However, as many of us are aware, the cost of inflation has been impacting the Association, just as it has our own households. Maintaining our community's programs and common areas have been steadily rising. While the Board has worked hard to absorb these increases, we've reached a point where a few adjustments are necessary to ensure we continue providing the quality services and maintenance that make our neighborhood special.

To proactively address this challenge while avoiding an increase in annual dues, the Board has approved modest increases in two specific areas:

- The **closing document fee** has been adjusted from \$100 to \$150.
- The **new resident start-up fee** has increased from \$250 to \$350.

We appreciate your ongoing support as we work together to keep our costs down, 18 years is pretty remarkable.

Increased Fines for Repeat Offenses

To protect the safety and integrity of our community, the Board, in collaboration with the village and our legal team, is addressing recurring violations of HOA rules. Examples include blocking sidewalks with vehicles and parking trailers in driveways—issues that pose risks and disrupt community standards. This past Halloween, children were forced into the street in several areas due to blocked sidewalks, highlighting the urgency of these concerns. To deter repeat offenses, we are increasing fines for such violations. Your cooperation is essential to keeping our neighborhood safe and welcoming for everyone.

Board of Directors 2025 Elections

The Board holds elections at our annual meeting (usually in mid-March). If you would like to be involved on a committee or on the Board, please visit our website and download an interest form. Please fill it out and return it prior to February 1st. Homeowners in good standing may run for the Board. If you have any questions, please send us an email at tuttlestateshomeowners@hotmail.com