

Notification of New Monthly RCCMA Condo Fee Effective January 2026

Dear RCCMA Condo Association Owners,

We are writing to inform you of an important update regarding the monthly condominium fee, which will be set at \$160 per unit beginning January 2026.

Background and Purpose

Historically, monthly fees were calculated based on individual condo square footage. After careful consideration and discussion, the Board and owners agreed that an equal division of the fee among all 126 units would be a more fair and equitable approach for our community. As a result, some owners will see an increase in their monthly fee, while others will experience a decrease.

New Fee Structure and Rationale

The new \$160 monthly fee is determined by dividing the association's annual budgeted costs by the total number of condo units. This amount is adjusted to account for late payment rates. The goal is to ensure transparency and fairness in how shared expenses are distributed among owners.

Budget Approval and Billing Timeline

The Board reviewed and approved the association's annual budget during the week of January 5. The January billing, reflecting the new fee, was sent out on January 9.

Coverage and Owner Responsibilities

This fee covers the association's operational expenses, including legal services, bookkeeping, contracted services, and maintenance and repairs for common areas. Please note that, effective January 1, 2026, maintenance and repairs within individual condo units are now the responsibility of the respective owner, unless a section enacts a special assessment for specific section maintenance needs.

Special Assessments and Insurance Billing

Should a section enact a special assessment, these charges will be billed as a separate line item as needed on the monthly billing. Each monthly billing statement will include line items for the \$160 Monthly Condo fee, any section special assessment, the cost for

common area condo insurance (applicable to Fairway Villa owners who self-pay for “studs out” home insurance), and master plan condo insurance.

Contact and Next Steps

We are committed to ensuring clear communication and transparency throughout this process. If you have any questions or require additional information, please contact rccmaorg@gmail.com. Thank you for your continued cooperation and support as we work to maintain and improve our community.

Sincerely,

The Board of Directors