

Charmae Springs HOA
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TO: All Homeowners
FROM: Board of Directors
DATE: October 24, 2025

Due to some very questionable actions of the HOA's management company our association has run out of funds to meet it's obligations and, in fact, is several thousand dollars in debt. In an effort to keep the city out and keep costs down, we have moved the HOA to a self-managed status. The existing Board has installed two new members in order to help with the transition. David Stuart has taken Karen Leavitt's position as President effective October 1, 2025 the same date that Karen's resignation was effective. Richard will continue as VP and Steven Jessup has been elected as Treasurer and Secretary. These changes give the Board the required minimum of three directors and fills the basic offices needed.

It will take some time to fully understand our financial position, but some actions needed to be addressed immediately. The first action the Board has taken is to hire a lawn service to cut the grass, fertilize it and blow out the lines to prepare for winter. The cost of not taking this action could have run into the tens of thousands. There are some other obligations and new expenses necessary to establish the HOA as a valid entity including an address, a bank account and stamps to keep you informed. In order to meet these needs a short-term loan has been arranged to cover these costs.

Very important: The park common area needs to be maintained. We are hiring someone to collect the trash and clean the area on Mondays every week. Any items left in the common area will be thrown away!

The bad news is that to meet these costs and next year's budget needs we will need to raise a minimum of \$17,500.00 from HOA dues. With 87 homes at \$150 per home we will not get there. Therefore, the Board has voted to raise the annual dues to \$200 and the bills we send out at the end of November will reflect that change. We ask that as many of you as can, please pay as early as possible. We realize this is a seemingly large rise in dues but when you consider that the current rate of \$150 has not changed in over 20 years, and I am sure there are not many things you can say that about in today's world, this increase is very reasonable.

Finally, if anyone would like to run for election to the Board, please let us know by sending an email to the HOA's address shown at the top of this letter. We will have our first quarter annual meeting in late January or early February where we will present the budget. You can also use the contact form at our new website, [**charmaespringshoa.org**](http://charmaespringshoa.org), to send us a message. This site will also be used, when completed, to make your annual dues payment by credit card.

Sincerely, your Board of Directors