

September 15, 2018

## HOA DUES INCREASE EFFECTIVE January 1, 2019

Dear Pembroke Homeowners:

This letter serves as notification that the Pembroke Board of Directors will increase the current monthly Homeowners Association dues to \$242.00 annually effective January 1, 2019. The ever-increasing costs of services to our community, which includes lawn care, landscaping, insurance, and maintenance fees, are but a few of the necessary expenses paid for with HOA dues.

When you purchased your home in the Pembroke community, you agreed to the established terms of the Home Owners' Association (HOA), namely the payment of yearly dues at a rate established by the HOA.

Included with this letter is the Pembroke Homeowners' Association 2019 Budget, which will be reviewed and voted on by the Pembroke Homeowners' Board of Directors at the Annual Meeting on **October 27, 2018 at 10 am in meeting room A at the Lexington Park library.**

As will be discussed at the upcoming general meeting, a Reserve Study conducted earlier this year noted the necessity to increase the amounts in our reserve over the coming years. This reserve amount is necessary to budget for long term and high cost projects like playground repairs, fence replacement, signage, and Pond Maintenance.

In addition to the item above, approximately \$90,000 has been budgeted for emergency repairs beyond the scope of routine maintenance to three of our retention ponds - one of which has failed completely due to heavy rains earlier this Summer. Unfortunately, these emergency repairs will require a special assessment as pond failure was not a planned expense in the Reserve Study amounts for 2019. The Board has determined that a special assessment fee of \$277.27 will be required from each homeowner to cover the cost of these repairs. This amount was voted on and approved by the Board on September 8, 2018. It will be included on the statement with your annual dues.

The Pembroke HOA Board of Directors is committed to thoughtful and justified budget planning that reflects the needs of the community. We understand that increases in dues are not favorable. However, it is the Board's intent to follow the recommendations laid out in the Reserve Study results. If you have any questions regarding the budget, please do not hesitate to contact the board at [bod@pembrokehoa.org](mailto:bod@pembrokehoa.org)

Sincerely,



Rich Zellner, President  
Pembroke Homeowners' Association