

The Grande @ Rancocas Creek Condominium Association

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December 1, 2025

Dear Garden Club Resident,

Enclosed you will find a copy of the 2026 budget. Your base monthly Association fee that was increased last year, has remained the same.

Unfortunately, the insurance premium assessment will be increasing to \$1284 per unit a year starting JANUARY 1ST to cover the increase in the insurance premium for the association due to the fires and a new claim that just settled on the policy. If you were unable to attend the Annual Meeting where the high insurance premium was explained by the Association's Insurance Agent, the information she provided can be found on the community's website.

The insurance assessment of \$1284 can be paid in full or by including an additional \$107 a month in your assessment payment.

2026 Monthly Dues Payment Amounts with Insurance Assessment Added STARTING JANUARY 1, 2026

\$140 + \$107 = \$247 total a month

\$167 + \$107 = \$274 total a month

\$199 + \$107 = \$306 total a month

AS A REMINDER - The Association charges a \$25.00 per month late charge for any assessment, including the Insurance Assessment part, that is paid after the 15th of the month. If the payment is still delinquent after 30 days, the collection policy for your association will be followed. Your collection policy includes actions such as being referred for collections with an attorney as well as losing your assigned parking space and possibly the right to park within the community. A copy of the Adopted Collection Policy can be found on the community's website, www.gardenclubcondos.com

If you have any questions, please feel free to contact our Community Manager, Melissa Errickson, at melissa@pinoakmgmt.com

***The Grande at Rancocas Creek Condominium Association Board of Directors
and Management would like to offer you our best wishes for a happy and healthy
Holiday Season and New Year.***