



## **BrambleWood Homeowners' Association**

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To all Bramblewood Homeowners,

The annual dues of \$150.00 per year have been in effect since 2011, making it 12 years without them having been raised. In 2015 and 2016, we actually offset the \$150 with a credit of \$45 and \$25 respectively, as our expenses in those years were lower than usual.

The criteria we use to determine the annual dues is based on our expected expenses for the year and being able to end the year with about a \$10,000 cash balance. That balance is necessary to pay bills early in the year before we send out our invoices and receive the payments from our homeowners. It also provides us with the funds to pay for any unexpected expenses that may arise during the year without having to ask for a special assessment to cover such an event. The preparation, mailing, depositing, and the record keeping of all of it is no small task for us.

As we anticipate our costs to go up for most of our obligations in 2023, we feel it necessary to raise our annual dues for 2023 to \$200.00. Also, we are looking to update and refresh the landscaping at the East entrance. The West entrance was done in 2021, but the East entrance hasn't been touched for over 20 years. We have a beautiful and popular subdivision that has kept our home values up and we need to keep it that way. We have always tried to spend our dues money wisely and appropriately so as not to be wasteful. Our expenses are always published on our website so anyone can review them and ask any questions that they may have. As we did in the past, if our treasury balance grows to an amount greater than necessary, we can utilize the rebate method to bring our cash balance back to an appropriate level.

We know that just about all of the other HOAs in the area charge far more than Bramblewood does. A major difference for that is that the other Associations have management companies administering the duties that we on the Board do ourselves. If that situation would become necessary in Bramblewood, our dues could easily double or more. We hope that you understand and agree that a \$50 dues increase is reasonable considering our increased costs and the project we would like to do.