



DUES

We will again be asking for voluntary dues of \$120 for the year (January 2021 – December 2021). Your dues are used to offset the following non-discretionary expenses:

FPL - electricity for light at entrance to community	\$ 120.00 per year (approximate)
BSU - water at entrance to community	\$ 1000.00 per year (approximate)*
Insurance -	\$ 1024.00 per year
PO Box - for receipt of dues, invoices (BSU, FPL, insurance)	\$ 312.00 per year
Website -	\$ 240.00 per year
Maintenance of entrance (annual re-mulching, new plants, etc.)	\$ 480.00 per year
Total	\$3176.00

*increase is as a result of watering at entrance

It is likely that an additional “non-discretionary” expense will be incurred going forward, namely a contract for the grass cutting at the entrance (estimated at \$1200 per year). We have found that using volunteers to perform this task has been “hit and miss”.

On average, we receive \$10,000.00 annually, which represents dues from approximately 30% of homeowners/land owners. After non-discretionary expenses, we are left with just under \$7,000.00. This past year, some of those funds were used to enhance the entrance (painting, flowerbeds, shrubs, mulch, repairs to the water, etc.). Some are also being used to prepare and mail this Newsletter. Going forward, any unspent balance of the dues collected will be used towards a possible bus shelter/notice board as well as road repairs.

At this time we would also like to ask for a voluntary donation of \$ 200.00 to continue to build the account for future road repairs and infrastructure projects. These funds will be tallied separate from the annual dues and will ONLY be used for road repairs. This request for additional funds is required in order to try and balance incoming revenues with upcoming expenditures. Over time, we would be in a better position to address required repairs and other types of maintenance therefore helping to protect our current private community status.

At the present time, dues and/or voluntary donations for road repairs can be made by check. Please complete the “tear off” portion at the end of this Newsletter and return it, together with your check, in the enclosed pre-addressed, stamped envelope. Although PayPal was used by a handful of residents last year, its use (at the receiving end) was cumbersome and time consuming, so is not being offered this year. We are currently exploring other safe “electronic” methods of payment. If successful, a notice will be posted on the website and FB page. In the meantime, you are encouraged to submit your dues via check.
