**NOTICE OF HOA DUES INCREASE**

The Charles Crossing Homeowner’s Association (CCHOA) have endured expenses for the townhome community that is not covered by the county such a maintenance of the streets (plowing and tree service), security, and the 2020 implementation of the parking program. These added costs will require a small increase to the homeowners in the townhome community of Charles Crossing.

The Board of Directors reported during the July 13, 2019 HOA meeting that we would conduct a financial analysis of our expenditures and programs required to make the best decision for the CCHOA community.

During the analysis, we reviewed our current rate of assessments, governing documents, declaration of covenants, conditions and restrictions, and required expenditures and services.

In review of the above, the Board of Directors have determined that there is a need to increase the current assessments for the residents in our townhome community due to the expenses not covered by the county.

This letter serves as notification that the Charles Crossing Homeowners Association (CCHOA) Board of Directors voted to increase the annual Homeowners Association assessments for **townhome owners** by $51 commencing the 2020 fiscal year.

* **Townhomes - $1200.00**

The Board understands the increase of your assessments was unexpected and consequently unplanned on your part. However, in effort to reduce the financial strain to our homeowners, the Board voted to maintain last year’s payment plan (**The payment plan below supersedes all previous payments options)**, failure to adhere to the payment option will result in late fees and community services disrupted during each payment schedule.

**Single Family Homes: $1104.00 annually**

* First Payment Due: January 31, 2020: $368.00
* Second Payment: March 30, 2020: $368.00
* Third Payment: May 31, 2020: $368.00

**Townhomes:** **$1200.00 annually**

* First Payment Due: January 31, 2020: $400.00
* Second Payment: March 30, 2020: $400.00
* Third Payment: May 31, 2020: $400.00

Homeowners are required to make the first payment by the January due date to participate in the payment plan. Assessments may also be paid in full at any time prior to the second payment due date, March 31st. Please contact the CCHOA office should you have questions.

Regards,

CCHOA Board of Directors