

To: All Homeowners
From: Your Board of Directors
Re: Revised Assessment Summary
Date: November 21, 2025

Everyone,

We received some thoughtful comments from homeowners on the proposed new assessments and have incorporated several of their suggestions. More importantly, this Board is simplifying the assessment process for future Boards while keeping the fees equal based on services used.

The method for new assessments starts by using a 7 year average of assessment history by filing/sub filing. We then combine filings/sub filings on the basis of what services they receive. This yields assessments that are:

1. Historically accurate
2. Fair in that like services pay the same amount
3. Transparent and simple for all to understand
4. Reduces accounting and volunteer time as it does not require irrigation bills be coded into multiple accounts by dedicated irrigation expert

The assessments are divided into the following 5 Categories: (detailed description attached)

- a. No Irrigation
- b. Irrigation with pump time for both nozzles and drip
- c. Irrigation with drip only
- d. Irrigation with nozzles and drip maintenance plus turf landscape maintenance
- e. Irrigation with nozzles and drip plus weekly maintenance checks on system equipment

Again, our CPA firm recommends this approach going forward, as it allows more transparency for all.

