

Emailed to HOA on 6/28/2023, postal mailed to HOA members that do not have email.

Good afternoon, Homeowners,

The Board and our PJ Morgan Partner have reviewed our financial YTD and remaining expenses for 2023 and determined it will be necessary to raise our HOA dues in 2024. As laid out in our [Covenants](#), Article II, item #9 (b), the Board can raise the dues each calendar year by no more than 125%. We will be raising the dues for 2024 to \$93.75 which is 125% of the current \$75 dues.

For history purposes, our HOA had \$60 dues from the years of 2011-2018 with no increase. We raised the dues in 2019 to \$75. The Board has only invoked the Special Assessment (See Article II, Item #10), and that was done in 2012 for \$10 extra assessment fee that year for legal fees. The Board is extremely aware of managing our finances and the responsibility to try and make sure we are using the funds efficiently. However, with the economy and the increase in our required expenses, we forced to raise dues to be able to stay in the black. In order to keep our HOA in the black for this year, 2023, we have no other means but to invoke a special assessment in the amount of what 2024 increase will be. The Special Assessment will be **\$18.75**, which will be due on **8/15/2023**. To help avoid additional postal expenses, this is your notification to mail in check in the amount of \$18.75 to our HOA post office box:

**TPHOA**  
**PO Box 359**  
**Boystown, NE, 68010**

*\*If you would like the convenience of paying via [Paypal](#), you can certainly do that, however, we have included the admin fee with the assessment, to offset that, so the amount due would be **\$19.60** which includes the 2.9% transaction fee plus 0.30 cents per transaction. Please use the above Paypal link if you prefer that over sending a check.*

Please note that members will be receiving a paper statement in the mail the week of 12/1/2023 for \$93.75 which will be the new 2024 HOA fee for all Homeowners. That amount will be due on 1/15/2024.

In a recent evaluation of services, we have submitted our 30-day cancel notice to PJ Morgan, dissolving our partnership moving forward. As in the past, we will continue to evaluate best use of HOA funding, upholding our fiduciary commitment to the HOA.

If you have any questions, please let us know, thank you for your support in making our HOA the best it can be to ensure our property values stay competitive!

*Mike, Bryan, Christy, Kiley and Jen*  
TPHOA Board of Directors