



Marsha's Vineyard Homeowners Association

November 25, 2022

HOA DUES INCREASE EFFECTIVE 1 JANUARY 2023

Dear Marsha's Vineyard Owners,

The Marsha's Vineyard Homeowners Association is responsible for maintaining the standards of appearance of our neighborhood for the property owners which means that the Board must plan for future repairs, replacement expenses, legal fees, etc. that may arise from managing the Association. This mission is made possible through yearly homeowner dues. Payments that are past due restrict the association's ability to fulfill its mission and maintain the common area.

As many of you may know the Board of Directors engaged an attorney to review and possibly rewrite the Covenants to include a rental/lease restriction clause. Once the attorney completes the requested changes, etc., it will be presented to the community for a vote.

The Board of Directors want to express their appreciation to everyone who has been diligent in paying their yearly dues and fulfilling their obligation to the HOA so that they can perform their duties as needed. Thank you so very much for your commitment to support your community and your HOA.

This letter serves as notification that Marsha's Vineyard Board of Directors has voted to increase the annual dues by \$40.00 per home from \$160.00 to \$200.00 for 2023. This increase is needed to pay for the Covenant rewrite including the proposed rental/lease restriction amendment/clause in addition to off-set raising costs including insurance, electricity, and water.

Please note that 2023 Statements will be sent out shortly and it will include online payment instructions. If you have a prior balance, please include this with your payment to bring the account current. The Association will aggressively pursue delinquent accounts to include placing a lien against the delinquent property and reporting to all three (3) credit bureaus.

Sincerely,

Marsha's Vineyard HOA Board of Directors