

Marsha's Vineyard Website Notes:

Dear Marsha's Vineyard Community Members,

By now the Association has mailed the 2021 Assessments. You may have noticed that the Assessments were increased by \$25.00 for 2021, from \$135.00 to \$160.00. After careful consideration and Budget review the Board of Directors decided to raise the Assessments for 2021. The decision was based on the upcoming Backflow Repair at the front entrance which is required by the Henry County Water and Sewerage Authority. This repair costs an estimated \$1,300.00. The Association feels that this repair essential to properly maintain the plantings at the front entrance to maintain our front entrance curb appeal. The Henry County Water and Sewerage Authority requires that the Backflow be tested with a passing score every year. The Association accounted for these expenses for the coming years.

The Association is getting estimates for the repair and painting of the front entrance, which hopefully can be completed in 2021 or early 2022 depending on the available funds. In addition, the Association is planning for incidental expenses to increase i.e., insurance, water (once the backflow is repaired), and the annual maintenance of the retention pond. Another goal for the Association is to build a Reserve Account to be prepared for unexpected expenses.

The 2021 Budget is based on 100% payment of all Assessments and that all 93 community members pay their current and past due Assessments. Non-payment of Assessments will result in a shortfall for the Association which hurts the community. Every member of the Association is obligated to make the annual Assessment payments. Marsha's Vineyard is still and remains one of the communities with the lowest annual assessments.

Please note that the Assessments are considered late if paid after 1 March, at which time the Association will add a \$25.00 late fee.

The Association would like to remind everyone of the Covenants to include storage of trailers, RV's, and storage sheds – see CC&R's reminder. The Association expects every member of the - community to maintain their property which makes our community exceptional.

- Please contact L.S. Management & Associates, Inc. at 678-272-2038 or via email at [tangerbauer.lsmgt@gmail.com](mailto:tangerbauer.lsmgt@gmail.com) if you have any questions or concerns.