

THE VILLAGES AT WESTMINSTER HOMEOWNER ASSOCIATION

c/o Berkeley Realty Property Management
150 Strawberry Plains Road, Suite A-1
Williamsburg, Virginia 23188
(757) 229-6810

YOUR ASSOCIATION DUES AND THE 2022 BUDGET

Dear Homeowner,

Attached is the 2022 Budget that was adopted by the Board of Directors of our Homeowners Association at its regular meeting on November 17, 2021. You will notice that the primary income we receive is from Assessments, which is the mandatory dues you pay each year pursuant to the Declaration of Covenants, Conditions and Restrictions. For 2022, this assessment has been increased by 6.4% to \$532.00 per year per lot (home), up from \$500.00 in 2021. For tenants of the RV/Boat Storage Lot, rental fees are the same as 2021.

Section 3 of those Declaration of Covenants provides for the Maximum General Assessment that can be levied. It authorizes the Board to increase the amount up to ten percent (10%) above the previous year without a vote of the Membership. The largest anticipated increases for 2022 include the graduated fees for our property manager services, lawn care contract, pool management contract and ongoing tree management issues that require the services of a certified arborist and tree removal company. The Board feels that an increase is preferable to a special assessment, since these are not one-time expenses but rather are ongoing needs of our community.

We know that increases in the dues can be challenging, so we felt it would be useful for you to know the history of our increases. As you can see, the Board has been conservative in the past, and we pledge to continue to be sensitive to this issue.

2009	\$342.00
2010	\$342.00
2011	\$370.00 (+8%)
2012	\$370.00
2013	\$370.00
2014	\$370.00
2015	\$400.00 (+8%)
2016	\$400.00
2017	\$412.00 (+3%)
2018	\$424.00 (+3%)
2019	\$424.00
2020	\$466.00 (+10%)

2021	\$500.00 (+7.3%)
2022	\$532.00 (+6.4%)

Of note, there have been no Special (one-time) Assessments since 2005 or 2206, when major pool repairs were needed. One way you can help us keep our costs down is to volunteer for one of the several committees. The more we do for ourselves, the less we have to pay someone else.

Also enclosed is your 2022 Dues Statement. Your semi-annual dues are due on January 1 for the first six months of 2022 is \$266.00. If you use your bank's Bill Pay service to pay your dues assessment, please adjust the amount due. For cyber security, Berkeley Realty Property Management no longer participates in the ACH program. Please use the enclosure for payment methods. If you are a tenant of the RV and Boat Storage Lot, your full annual payment is included on this dues statement.

A set of Collections Guidelines has also been approved by the Board and is enclosed for your reference. This guidance will help our property manager, attorneys and Board handle late payments in a timely and consistent manner. Our rate of late payment or non-payment of dues continues to be very low, with less than 3% needing the attention of legal counsel for formal collections.

Questions on your account can be directed to Talaya Spratley in the Accounts Receivable department at Berkeley Realty Property Management. Call (757) 229-6810 ext 212, or email her at tspratley@berkeley-realty.com.

We trust that you will understand and support the work of the Board to keep our community safe and beautiful, which also ultimately preserves our property values. Should you have concerns or questions, please feel free to bring them up at the Annual Meeting on December 13th or contact our property manager Diane Clarcq at Berkeley Realty Property Management.

On behalf of the Board of Directors

Raymond M. Gdovic, CPA, CGMA-Treasurer of the Board, 2021