

Bella Vista Townhouse Association

December 2017

Merry Christmas and happy New Year! The Board of Directors and staff appreciate the opportunity to serve you and remind you that the monthly assessment will increase \$5 to \$75 in the coming year. **Please see the opposite side of this letter for the notice of the 2018 Annual Meeting and profiles of the three individuals running for election.**

We often get inquiries, especially from new or prospective townhome owners, asking what services the assessment provides. While some, especially mowing and shrub trimming are highly visible and almost always come to mind, there are many additional services that go unnoticed or residents are unaware of. This includes real estate taxes and general liability insurance on Limited Common Property, storm cleanup, removal of dead trees and bushes, leaf removal, weed spraying rock beds, landscaping and maintenance of infrastructure. Infrastructure includes court lights, common sidewalks and railings, retaining walls, designated guest parking areas, 75 carts sheds and storm water drainage systems. Many infrastructure and drainage improvements have been made over the last five years, particularly in older courts at a cost of more than \$300,000. In addition, nearly \$380,000 has been spent during this period on replacement of vehicles, tractors, mowers and other power equipment.

Beginning January 1st, your monthly assessment is \$75.00. If you're on automatic bank draft, the change will be made for you, you won't have to do anything. If you don't use bank draft, coupons are enclosed. Please remember, assessments are due on the first and incur a penalty if not received by the 15th and additional charges by month's end. Monthly bank draft is a safe, convenient, time and money saving alternative. Simply fill out and return the enclosed form or contact our office.

If you have a special request, question or concern, please contact the *Townhouse* office directly. Don't consult *Townhouse* employees working in your area as they work on a specific schedule and timeline to provide the most efficient and prompt service to all 1,048 townhomes.

Check out our website for the latest information including our updated Policy Manual and for regular updates, sign up for our quarterly e-newsletter, 'Townhouse Talk'.

We look forward to serving you again in 2018 and extend warm wishes for the holiday season and a happy & healthy New Year!

Bella Vista Townhouse Association Board of Directors and staff