



Dear Reunion Residents,

As we approach the year's end, we have important updates about our HOA fees for next year. The 2023 Budget discussed in the January 20 homeowners' meeting raised concerns. While many expected an increase due to rising expenses, the budget showed a decline in cash reserves by over \$300,000 without raising the HOA dues for 2023.

The decision to raise fees is a serious one, impacting all homeowners. We want to explain the reasons and benefits behind this decision:

- 1. Maintenance and Upkeep:** The primary purpose of HOA fees is to ensure the well-being and aesthetic appeal of our neighborhood. Reunion is now 20+ years old. Our ageing amenities include the meeting house, pools, tennis courts, multiple parks and green spaces. By increasing the fees, we can better maintain these common areas, landscaping, and facilities, guaranteeing a safe, clean, and beautiful environment for all residents to utilize and enjoy.
- 2. Reserve Fund:** To secure the long-term financial stability of our community, it's crucial to bolster our reserve fund. This fund is essential for unforeseen repairs, emergencies, and improvements to our amenities. By increasing the fees, we can make sure that we are well-prepared for any unexpected expenses.
- 3. Inflation and Rising Costs:** Like everything else, the costs associated with running our HOA have increased due to inflation. Whether it's the price of labor, materials, or utilities, it's essential to keep our revenue in line with the rising expenses to continue offering the same level of service.
- 4. Property Values:** Maintaining a well-managed and attractive community not only benefits our daily lives but also plays a vital role in sustaining and enhancing property values. A well-maintained neighborhood tends to attract buyers and retains its value over time.

A finance committee was formed and worked on projecting expenses to determine the need for an increase in dues to secure our community's future and avoid special assessments. This increase in Annual Expenses added to Capital Expenses and a commitment to avoid Special assessments led the Advisory Committee to recommend an increase of our HOA dues from \$850 to \$1,200 per year or \$212.50 to \$300 per quarter. The increase was recommended and approved by Pulte in October.

If you have any questions, we encourage you to attend the next **AC Meeting, Wednesday, November 15 at 6:30pm in the Meeting House.**

We are committed to maintaining transparency and accountability in all our financial decisions. We are confident that this increase is a necessary step toward ensuring the long-term sustainability and growth of our community. By working together, we can continue to make Reunion a wonderful place to call home and the preeminent country club in Hall County that all others strive to mimic. We thank you for your understanding and support during this process.

Sincerely,

Advisory Committee

Reunion Citizens Assembly