

**PLEASE READ CAREFULLY FOR NOTICE IN CHANGE OF DUES:  
EFFECTIVE JANUARY 1, 2025, DUES FOR OWNERS WILL BE AS FOLLOWS:**

**COTTAGE HOMES - \$345.00 PER UNIT PER MONTH**

**CRESCENT HOMES - \$266.00 PER UNIT PER MONTH**

**ROWHOUSES WITH AN ALLEY - \$197.00 PER UNIT PER MONTH**

**ROWHOUSES WITHOUT AN ALLEY - \$188.00 PER UNIT PER MONTH**

**TOWNHOMES - \$176.00 PER UNIT PER MONTH**

**AS A FRIENDLY REMINDER, DUES ARE PAID MONTHLY  
AND ARE DUE ON THE 1<sup>ST</sup>.**

Based on the 2025 budget, the Board has unanimously voted to change the dues based on the rates identified above. As a reminder, a copy of the approved 2025 budget and the 2024 Capital Reserve Study can be found online at [www.colonialgreenhoa.com](http://www.colonialgreenhoa.com).

The documents restrict the annual increase in dues to not more than 10% without the approval of the homeowners. The amount needed for some neighborhood types exceeded the 10% maximum allowed, so the budget was adjusted to reflect the 10% maximum. For example, in order to budget for one gutter cleaning and all other routine maintenance, the Cottage Homes monthly rate should have been \$347/month, the Crescent Homes monthly rate should have been \$269/month, the Rowhouse without an Alley monthly rate should have been \$197/month and the Townhomes monthly rate should have been \$188/month. It is important to note that dues will need to continue to increase annually to make up for funding shortfalls in current and prior years.

Please submit your new dues amount with your January 1, 2025 dues payment. If you are currently set up for the automated debit of dues from your bank account by our office, you do not need to take any action UNLESS you do not want the increased amount taken in January. If you DO NOT want the updated amount automatically debited from your account on January 8<sup>th</sup>, please notify our office in writing at [cgreene@hallassociatesinc.com](mailto:cgreene@hallassociatesinc.com) no later than 12/31/24. Also, please make note of our new mailing address, which is P O Box 20468, Roanoke, VA 24018. If you have any questions, please contact Chrissy Greene at (540) 982-0011 extension 155 or via e-mail at [cgreene@hallassociatesinc.com](mailto:cgreene@hallassociatesinc.com).

Thank you.

## **IMPORTANT REMINDERS**

**Please accept this friendly reminder to drive cautiously and slowly in the Colonial Green community. There are often people walking, children playing, pets being walked and other residents coming and going. It is very important to drive cautiously and slowly for the safety of all members of the community.**

**Additionally, we ask that you please refer to the Rules and Regulations regarding clean-up after pets and also proper disposal of trash/cigarette butts.**

**All governing documents, including the Rules and Regulations, are available on the website at [www.colonialgreenhoa.com](http://www.colonialgreenhoa.com).**

**Section 14 c. addresses clean-up after pets – “Owners of pets are required to remove and properly dispose of any solid waste material deposited by their pet.”**

**Section 8 c. addresses clean-up of trash, which would include proper disposal of cigarette butts – “All lots shall be kept clean and free of unsightly mechanical equipment, garbage, junk, trash, debris, or any condition that might contribute to a health hazard or an unsightly environment.”**

**PLEASE REMEMBER THAT TRASH CONTAINERS MAY BE ROLLED OUT THE NIGHT BEFORE COLLECTION AND MUST BE RETURNED TO THE HOME THE NIGHT OF COLLECTION. THIS INCLUDES RECYCLING BINS, WHICH ARE ONLY COLLECTED EVERY OTHER WEEK.**

**Thank you for your time and attention to these important matters.**