

**PLEASE READ CAREFULLY FOR NOTICE IN CHANGE OF DUES (Second Notice):
EFFECTIVE JANUARY 1, 2024, DUES FOR OWNERS WILL BE AS FOLLOWS:**

COTTAGE HOMES - \$314.00 PER UNIT PER MONTH

CRESCENT HOMES - \$242.00 PER UNIT PER MONTH

ROWHOUSES WITH AN ALLEY - \$179.00 PER UNIT PER MONTH

ROWHOUSES WITHOUT AN ALLEY - \$171.00 PER UNIT PER MONTH

TOWNHOMES - \$160.00 PER UNIT PER MONTH

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

Based on the 2024 budget, the Board has unanimously voted to change the dues based on the rates identified above. As a reminder, a copy of the approved 2024 budget and the 2018 Capital Reserve Study can be found online at www.colonialgreenhoa.com. The Reserve Study is in the process of being updated.

Please submit your new dues amount with your January 1, 2024 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 8th, please notify our office in writing at cgreene@hallassociatesinc.com no later than 12/31/23. If you have any questions, please contact Chrissy Greene at (540) 982-0011 extension 155 or via e-mail at 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.

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.

2024 BUDGET NEIGHBORHOODS COMBINED

Account

BASED ON # OF UNITS	56
INCOME	
Association Dues	\$ 132,132.00
Water and Sewer Reimb	\$ 8,808.00
TOTAL INCOME	\$ 140,940.00
EXPENSES	
REPAIRS AND MAINTENANCE	
Repairs and Maintenance	\$ 12,672.00
Exterminating	\$ 400.00
TOTAL REPAIRS AND MAINT	\$ 13,072.00
GROUNDS COSTS	
Snow Removal	\$ 7,918.00
Grounds Maintenance	\$ 33,880.00
Landscaping Misc.	\$ 4,810.00
TOTAL GROUNDS COSTS	\$ 46,608.00
ADMINISTRATIVE EXP	
Management Fees	\$ 12,096.00
Legal Fees	\$ 900.00
TOTAL ADMINISTRATIVE	
UTILITIES	
Water and Sewer	\$ 8,808.00
TOTAL UTILITIES	\$ 8,808.00
TOTAL OPERATING EXPENSES	\$ 81,484.00
FUND CAPITAL RESERVE ACCT	\$ 23,619.72
FUND OPERATING RSV ACCT	\$ 10,507.44
FUND ALLEY ACCOUNT	\$ 3,369.96
FUND GENERAL ACCOUNT	\$ 24,420.48
TOTAL RESERVE TRANSFERS	\$ 61,917.60
TOTAL OPER + RESERVES	\$ 143,401.60
NET INCOME	\$ (2,461.60)