



Brigata Hills Homeowners Association

December 1, 2025

Dear Brigata Hills Residents,

Following a comprehensive review of the Association's operating budget and financial projections for the 2026 fiscal year, the Board of Directors has determined that an increase in the regular assessments is necessary to maintain the financial stability of the Association and to preserve the quality and standards of our community.

Effective **January 1, 2026**, the monthly assessment will increase by **\$10.00 per household**, from **\$125.00 to \$135.00 per month**.

Basis for the Increase

1. Minimal Operating Surplus

At the current assessment level, the 2026 budget projects an annual surplus of approximately \$600. For an Association responsible for maintaining common areas, infrastructure, and essential services, this margin is inadequate. A single unexpected repair or emergency could eliminate the surplus and place the Association in deficit.

2. Rising Costs and Inflation

Over the past several years, the cost of nearly every service the Association contracts (landscaping, maintenance, insurance) has steadily increased. Vendors have raised their prices in response to higher labor, material, and insurance expenses. Without a corresponding adjustment to assessments, the Association cannot reliably fund the level of maintenance and services necessary to properly care for the community.

3. Obligations Under the Governing Documents

The Declaration of Covenants and Restrictions requires the Association to maintain the common areas and related improvements for the benefit of all Owners and to protect the character and value of the subdivision. Ensuring assessments reflect actual operating costs and provide a basic contingency is part of that obligation. The increase to **\$135.00 per month** is necessary to meet projected expenses and avoid the likelihood of special assessments.

In taking this action, the Board also reaffirms its commitment to careful financial stewardship. We will continue to review and, where appropriate, rebid or renegotiate vendor contracts, closely monitor ongoing expenses, and seek efficiencies and cost savings that do not compromise safety, appearance, or required maintenance of the community. The Board understands that any increase affects household budgets, and this decision was made only after careful consideration. Our goal is to maintain the long-term financial stability of the Association and uphold the standards expected within the community.

Sincerely,

Brigata Hills HOA Board