

The Board of Directors for the Willow Run HomeOwners Association met on Saturday, November 13, 2021 and agreed on the following:

1. CHANGES TO THE ANNUAL ASSESSMENT RATE (MONTHLY DUES)

This is to notify you that the Board has voted to raise the Annual Assessment by \$11.00 per month. The new monthly dues will be \$236 effective January 1, 2022.

The Board has been working very hard to manage our operating expenses and live within our budget. We are cutting some contracts to save on monthly expenses and are using volunteers to save thousands of dollars in labor as we clean gutters, trim palms and cut down trees.

Our monthly dues figure of \$225.00 does not cover our monthly expenses anymore and we are particularly concerned about building back our Reserves. We have had over \$25,000 in unanticipated expenses recently, including a new heat pump in May for the indoor pool, a new exhaust system for the indoor pool in August, draining the outside pool to meet HealthDepartment standards, and now one of the motors for the hot tub has failed! We have also prioritized catching up on much needed maintenance, including the tree damage to the A and J Buildings and replacement of severely damaged stairs in the A-Building.

We realize that an increase in monthly dues is not easy for any of us, but to ensure that we properly maintain the community we all love so much, we feel this increase is important to our financial health and preparation for the “surprises” which happen as our buildings and properties age.

2. CHANGES TO RV PARKING LOT RATES

This is to notify you that, effective January 1, 2022, the Board has voted to raise RV parking rates from \$306 yearly to the following:

Daily: \$ 5.00

Weekly: \$ 25.00

Monthly: \$ 100.00

Yearly: \$ 1100.00

Willow Run rates for parking are low compared to commercial standards. Historically, lanes are rented by the year, even though the renters may only use RV parking only a few times a year.

The Board has voted to reserve 4 lanes for the needs of the HOA (volunteer projects, branch removal, gravel/xeriscaping materials...). The remaining lanes will continue to be rented by the day, week, month, or year with current RV lot renters having the first opportunity to continue their yearly leases at the new rates.

Reservations for parking spots will be done online through our willowrunstg.com website. More detailed information on the new reservation process will be available soon.