

## **CVHA UPDATE!!!! Upcoming Dues Assessment Increase and Painting**

### **Assessment:**

**Our dues is not keeping up with our maintenance and running expenses anymore with costs rising across the board for ALL services.**

### **Dues:**

As a Board we do our best to insure our money is used frugally and responsibly. It is clear that our expenses are more than our income, therefore an overall adjustment on our monthly dues assessment is required by January 1.

A Special Assessment Committee has been formed to work out a plan to get us solvent for one thing, and able to pay our bills and keep up projected maintenance. Projecting out our costs and required maintenance for years to come, the committee has calculated several scenarios to consider and the board has agreed with our solution to have a one-time dues increase starting January 1<sup>st</sup>. Annual dues increase stays 3%.

### **Painting:**

It is also clear that our upcoming painting will need to be paid for by our members. The Assessment committee is working closely with our Architecture Chair on bids, and the oversight procedure for this endeavor. Mac Group will handle collections through member accounts on the portal. We will inform you as soon as possible so you can be ready with plenty of time and options for prepping and painting your homes.

Architecture will still have oversight so that all of our property has a consistent look, and so that we get the best possible price for each homeowner. The Painters will work with homeowners individually on preparation for painting. CVHA will pay to paint the clubhouse.

Our property will really look great after the road construction and painting are completed! We ask for your patience while we accomplish this project.

### **Upcoming Town Hall and Special Assessment Meetings:**

We will be having a Town Hall in August and a Special Meeting to vote on the dues raise in September. We will also be having Happy Hours in August and September. We do not have to vote on the painting assessment as it is stated in the CCRs the Board has oversight on painting and the assessment of that maintenance.

All of this will be sent out to you soon in a packet.

### **Important Dates!! Mark Your Calendar:**

August: Assessment explanation packet included in your billing.

August 8<sup>th</sup>: Happy Hour @ the Clubhouse 6-8pm.

August 20<sup>th</sup>: Town Hall Meeting at the Clubhouse 7pm.

September: Assessment packet and Ballot included in your billing.

September 12<sup>th</sup>: Happy Hour @ the Clubhouse 6-8pm.

September 24<sup>th</sup>: Special Assessment Meeting at the Clubhouse 7pm.  
(no ballots accepted after 7:15pm)

January 1<sup>st</sup> 2026: Dues Increase Begins

January 1<sup>st</sup> 2026: Painting Payments open in Portal

August 2027- 2/1/28: Painting Preparation

March 2028: Painting Begins

*Continued ...*

**See the Dues Assessment Increase Information Packet for a Detailed Explanation on our Upcoming Dues increase to \$200.00 per month Starting January 1<sup>st</sup> 2026.**

Please look for details in Blasts, in the Newsletter, and in your billing. Your assessment committee is working hard to make these needed transitions smooth and easy.

Our full financial reports are available to you on the portal.

**Stay tuned for more information on these high-priority matters!!!**

**Questions or Concerns**

If you have anything you want addressed always send your request to:

[BOD@countryvillascarrollton.org](mailto:BOD@countryvillascarrollton.org)