

**PLEASE READ CAREFULLY FOR NOTICE IN CHANGE OF DUES:
EFFECTIVE JANUARY 1, 2023, DUES FOR OWNERS WILL BE AS FOLLOWS:**

COTTAGE HOMES - \$304.00 PER UNIT PER MONTH

CRESCENT HOMES - \$252.00 PER UNIT PER MONTH

ROWHOUSES WITH AN ALLEY - \$164.00 PER UNIT PER MONTH

ROWHOUSES WITHOUT AN ALLEY - \$156.00 PER UNIT PER MONTH

TOWNHOMES - \$146.00 PER UNIT PER MONTH

COMMERCIAL - \$164.24 PER MONTH

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

Based on the 2023 budget, the Board has unanimously voted to change the dues based on the rates identified above. As a reminder, a copy of the approved 2023 budget and the 2018 Capital Reserve Study can be found online at www.colonialgreenhoa.com. The Reserve Study will be updated this year.

As you know, the Board approved improvements to the center green area, including around the pergola, the sign and the two islands immediately after the sign. However, the work has been delayed by obtaining additional bids and attempting to resolve concerns about getting water to the improved areas. This project is still pending. It may begin this Fall if the watering issues are resolved.

Please submit your new dues amount with your January 1, 2023 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 12/31/22. 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.”

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