

**PLEASE READ CAREFULLY FOR NOTICE IN CHANGE OF DUES:  
EFFECTIVE JANUARY 1, 2022, DUES FOR OWNERS WILL BE AS FOLLOWS:**

**COTTAGE HOMES - \$294.00 PER UNIT PER MONTH**

**CRESCENT HOMES - \$250.00 PER UNIT PER MONTH**

**ROWHOUSES WITH AN ALLEY - \$157.00 PER UNIT PER MONTH**

**ROWHOUSES WITHOUT AN ALLEY - \$150.00 PER UNIT PER MONTH**

**TOWNHOMES - \$132.00 PER UNIT PER MONTH**

**COMMERCIAL - \$320.79 PER MONTH**

**DEVELOPER - \$306.42 PER MONTH**

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

Based on the recently updated Capital Reserve plan and 2022 budget, the Board has unanimously voted to change the dues based on the rates identified above. As a reminder, a copy of the approved 2022 budget and the 2018 Capital Reserve Study can be found online at [www.colonialgreenhoa.com](http://www.colonialgreenhoa.com).

In an effort to improve the appearance of the grounds, the Board has added services to the grounds maintenance contract, such as aerating and overseeding. The Board has also approved improvements to the center green area, including around the pergola, the sign and the two islands immediately after the sign. This project will likely occur in the Spring. However, in order to take on this expense, which is not currently part of the long-term maintenance study, the Board has voted to approve a one-time special assessment. The special assessment may be paid out over a period of 6 months, with the first monthly payment due January 1<sup>st</sup> and the final payment due June 1<sup>st</sup>. The following are the assessments due by unit type:

**COTTAGE HOMES - \$64.32 PER UNIT PER MONTH**

**CRESCENT HOMES - \$64.32 PER UNIT PER MONTH**

**ROWHOUSES WITH AN ALLEY - \$72.86 PER UNIT PER MONTH**

**ROWHOUSES WITHOUT AN ALLEY - \$72.86 PER UNIT PER MONTH**

**TOWNHOMES - \$88.32 PER UNIT PER MONTH**

**COMMERCIAL - \$68.01 PER MONTH**

Please note, the variance in Rowhouse rates and Townhome rates are based on a funding shortfall in the 2022 budget, which cannot be met through the dues based on a 10% limit on annual increases.

Please submit your new dues amount with your January 1, 2022 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 8<sup>th</sup>, please notify our office in writing at [cgreene@hallassociatesinc.com](mailto:cgreene@hallassociatesinc.com) no later than 12/31/21. If you have any questions, please contact Chrissy Greene at (540) 982-0011 extension 155 or via e-mail at [cgreene@hallassociatesinc.com](mailto:cgreene@hallassociatesinc.com).

If you would like to have your special assessment automatically debited from your bank account, you must submit a form specific to this assessment. Enclosed is a copy of that form. Please indicate if you want this payment to be taken out monthly over a period of 6 months or in a one-time lump sum.

Once again, to summarize, the special assessment payment is based on paying out over 6 months. You may also elect to make a one-time payment by January 1<sup>st</sup>, 2022:

COTTAGE HOMES - \$385.90 ONE TIME PAYMENT

CRESCENT HOMES - \$385.90 ONE TIME PAYMENT

ROWHOUSES WITH AN ALLEY - \$437.14 ONE TIME PAYMENT

ROWHOUSES WITHOUT AN ALLEY - \$437.14 ONE TIME PAYMENT

TOWNHOMES - \$529.90 ONE TIME PAYMENT

COMMERCIAL - \$408.06 ONE TIME PAYMENT

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](http://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.**

**We wish you all a safe and happy Holiday season.**