

Hamlet Homeowners

Hi Everyone,

I just wanted to share a few thoughts. These are my opinions but speaking with many of you in the past several weeks most of you have similar thoughts and feelings. So please bare with my rambling email below.

If you want to your home exterior covered fully by the Association as it is right now our will go up to \$364(proposed for 2021). We can always vote it down with 23 homeowner votes to keep it at \$234. If the final proposed dues for 2021 are anything higher than \$234 we should by all means vote to keep them at \$234. But that is just a short term solution. Next year however, the board will again propose to raise to the dues to \$364 or maybe \$380 dues since nothing fundamentally has changed with our bylaws/declaration.

If we truly want our dues to say at \$234 (I believe they can be lower than that) or lower than we need to change one part of our "declaration." If you the homeowner/s take care of all of your exterior upkeep and maintenance then our dues will remain at \$234 or lower. You would save at a minimum of \$130/month (\$364-\$234) or \$1,560 in total for 2021. In ten years that would be \$15,600 and \$31,200 in 20 years. That does not include any interest that you could earn. Yes, when you need to paint your siding or change your roof or any other minor repairs that will be your obligation. But again your dues will not be \$364 in 2021, \$380 or so in 2022, \$400 or so 2023 with not end in sight. If things continue as they are the stress level in the community will only increase

We are all responsible homeowners and need to save for a rainy day. Would you rather pay the Association the additional \$130 proposed in 2021(higher each year there after) or would YOU rather have control and invest that money how you wish. If the dues do up to \$364 in 2021 it will crush our property values. So not only will you pay \$364/month but you home value will decrease. This is not a good combination to say the least. \$364 will also crush some of neighbor's finances. I understand some of you have been here 8, 10, or 12 years. For those of you who have been here 8, 10 or 12 years then you have built up fair amount of equity in your home and not to mention your original purchase price was much lower than those that have bought in here the last several years. For those of you who plan to live here 10, 20 or 30 years then everyone at that point will have lots of home equity in their home. So when the time comes for any exterior maintenance repairs you can use what funds that you have saved from not paying the Association or get a home equity line of credit.

Summary: Leave the Declaration/Bylaws as is:

- 1) 2021 dues: \$364, 2022: \$380ish, 2023: \$400 and upward (\$) it continues each year after..
- 2) Property Values will get crushed.
- 3) Financial hardship for some of our neighbors.
- 4) Continued high Stress in this neighborhood.

But if we change the Declaration/Bylaws where you, the homeowner, is responsible for all Exterior Maintenance and upkeep:

- 1) Our dues will remain manageable at \$234 or lower.
- 2) You have more control of your home and financial decisions.

- 3) Our property values will only continue to increase (my opinion, but I truly believe that).
- 4) Stress level in this community will be gone in a big way!
- 5) This community will be happy...let's have some community parties/get together
- 6) We will have more flexibility and can focus and refine our lawn care and snowplowing needs.
This community can be the envy with the most beautiful lawns/landscaping

By the way, this form of Association (where each homeowner takes care of their own exterior needs/maintenance) is a very common too.

Some of you brought up a valid question: What happens if someone as an example doesn't paint their siding or replace their roof or other exterior home maintenance needs when it is needed? Our Bylaws and Declaration has verbiage on how to tackle situations like this. Ron is our neighborhood Guru with regards to our Bylaws and Declaration. Ron can certainly add some insight but again there are rules in our bylaws/declaration to handle if issues like this were to arise.

If wish to change the part in the "Declaration" where you, the Homeowner" will be responsible for your Exterior Home repairs/maintenance needs as described above then we will need 29 of the 43 homeowners to pass. But again by doing so your dues will be \$234 or lower and our property values will continue to increase instead of getting crushed. You know where my wife's and my vote stand. If anyone has any questions, concerns, or thoughts please email me at romwolny@gmail.com.

Ron and the board will be sending out the ballot to vote. I believe once it is sent out you will have 10 days to vote.

Thank You,

Roman Wolny