



June 3, 2019

Dear Highgrove Townhomes Owners:

The SVHOA Board of Directors has approved the elimination of irrigation services for the 48 units of Highgrove Townhomes in 2019, effective immediately. This was a financial decision, as the system is getting older and has needed expensive repairs for the past few years. For reference, the Highgrove Townhomes 2019 operating budget for expenses is \$53,190, of which 10.5% or \$5600 (\$2000 for repairs and \$3600 for water bills) is budgeted for irrigation. With this decision, we forecast about \$4,400 could be added to reserves (note this would be in addition to the \$32,000 already budgeted for reserves for 2019). If irrigation is eliminated permanently – a decision that is not being made now – future dues increases possibly could be lower than the 15% you experienced this year.

Of course, the Board wants to hear directly from you on this decision. So please let them know, via an e-mail to the Management company. The Board wants to know: (a) are you supportive of this change or (b) if not, what would you like to see happen (as an example, run the irrigation system until the budget levels are reached and then turn it off or run it no matter the cost and develop a budget accordingly. In the end, the Board feels this is your money and it would like to know how you want it managed.

Since we have you, we have one other question: Do you prefer steady dues increases each year to prepare for future expenses (ex, roof replacement, painting, etc.) or do you prefer smaller dues increases and then a special assessment at the time of future, large-ticket items? Please remember special assessments require 2/3 affirmative votes and that if the vote does not pass at that time, roof replacement and/or painting will be postponed. The Board is really trying to get a feeling from Highgrove Townhomes owners where you are on this important issue.

Please contact us at officemanager@berkeleychapelhill.com or 919-448-5150 (call or text) if you have questions and with your feedback. Thank you in advance for your time.

Sincerely,

Michelle Johnson
Office Manager, Berkeley Property Management

710 Market Street, Suite 21, Chapel Hill, NC 27516