

**TAUNTON TRACE HOA**  
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To: All TTHOA Members  
From: TTHOA Board of Directors  
Date: September 10, 2024  
Subj: 2024-2025 Budget/Election/Annual Meeting

Please be advised that the Taunton Trace budget meeting had to be cancelled due to the lack of a quorum of the Board. The projected budget will be presented to the Board for final approval and will be distributed to all owners when finalized.

However, because we already know that there was no proposal put forth to the members to increase the dues for the 2024-2025 fiscal year, and the dues will remain at \$526 per household, we are herein providing the payment coupons so that dues can be collected in a timely manner so as to fund the day-to-day expenses of the association.

Once again, we'd like to point out that your dues have not increased since 2009 and as your property manager, we are strongly recommending that an increase be implemented to cover the ever-increasing costs of maintaining the common grounds. If the Board agrees to this proposed increase, all owners will be notified and given the opportunity to vote on this increase.

Most of the line items on your budget are not discretionary and unfortunately, as contracted costs continue to rise, what has been most affected are the line items earmarked for tree work, swale clean up and landscape improvements which as you all surely recognize, become more important and costly as your complex ages. We've had to reduce this line item in the last two budget cycles and are already well over budget due to the extensive storm damage clean-up costs this year.

The Board of Directors has voted to approve accepting the dues in two installments, the first of which will be due no later than October 1, 2024 and the second installment due no later than April 1, 2025. Charges will appear on your portal on the due date. Please remember that a late payment will result in additional charges to your account and may include fees associated with collection efforts if necessary.

If you have not activated your portal and/or do not pay your dues online, please consider doing so. This notice had to be mailed to 34 owners which of course costs time and money. Please go to the AppFolio portal; <https://hwpm.appfolio.com/connect>. You may also continue to send in personal checks or use online banking. Please check your portal for any past due balance. Please be advised that any owner whose check is returned for non-sufficient funds will be charged a fee of \$60. This covers the bank fee charged to the association and administration costs. If this occurs twice, we will no longer accept personal checks and all payments will have to be made via certified check, cash or money order. Please do not send postdated checks, they will not be held, but will be deposited upon receipt.

ELECTION – Please see attached for information on how you can become a volunteer Board Member for the coming year. Candidate submissions must be received by October 9, 2024. Candidate information will be distributed to all homeowners who will have the opportunity to vote for the 2025 Board of Directors. If there are more candidates than seats, election ballots will be tallied at the annual meeting to be held on November 12 2024 at 7:00 p.m. at the Keller Williams office (620 Stokes Road, Medford). We will also be answering any questions about the new budget, pending projects, etc.

If you have any questions at all regarding anything in this package, please feel free to call our office.