

Nature's Trail Community Update

Fellow Nature's Trail Homeowner,

As we near October, we will have two board positions that will become available to serve on our community board. The opportunity to serve on the board for your community allows you to be a voice and representative of the homeowners and neighborhood as a whole. The board is comprised of seven board members that are tasked with overseeing and governing our homeowner's association to the best of their abilities.

Of these two available positions, one of which that will become available is the Treasurer position. The board would ideally like to have a volunteer to fill this slot that has a finance or accounting background, with a CPA preferred.

To nominate yourself to be in the running for one of these positions, please submit your name, phone number, address, and any relevant additional information to Chrissie Purcell with Hughes Properties at chrissie@hughes-properties.com. Please ensure all nominations are submitted no later than **COB, September 16th**. Once all nominations are received, the positions will go for a community wide vote to select the new board members. We appreciate your willingness to volunteer to serve our community and look forward to working with you.

Sincerely,

The Nature's Trail HOA Board

2022-2023 Annual Homeowner Dues

Fellow Nature's Trail Homeowner,

As part of the HOA Board's responsibility, we are required in our covenants to review the HOA budget annually. After this year's review, the board finds it necessary to increase HOA dues this year from \$200 per household to \$260. There were several factors that went into this decision that we would like to make you aware of.

A major contributor to this increase is the rising cost of fuel prices. When the budget for 2021-2022 was established, there was no way to predict a gas surcharge for lawncare maintenance. With future gas price predictions still very uncertain, we believe the cost of lawncare will increase as well and are preparing for that. If fuel surcharges happen to abate, this may lead to a potential surplus at years end which will then be considered for the following year's budget.

Next, we previously budgeted to have the common areas maintained six times a year. This was an estimate based on several evaluations we received, but as many of you have observed, this is not enough to maintain these areas adequately. Due to the feedback received by many homeowners, we are increasing the number of common area maintenance services our lawn service provider will perform.

Finally, many of you have asked why the water retention area has not been maintained. At the time of the original budget, we felt that the increase in dues to maintain this area would be too much for our first year. Now that we have established a better baseline and have been able to interact with you, our homeowners, this year we believe that the HOA is stable enough to support the cost of this maintenance.

We sincerely appreciate the input from the community. We seek to do all we can to continue to provide a safe,, welcoming and attractive neighborhood for years to come!

Sincerely,

The Nature's Trail HOA Board