



November 2, 2023

Sent Via Email, First-Class Mail

Members
West Village Estates Homeowners Association, Inc.

RE: Notice of Increase in Regular Assessments and Special Assessment for Snow Removal

Dear Members,

The board asked, as the Association's attorneys, to notify you of the Association's projected 2023-2024 expenses. In accordance with your governing documents and the ongoing commitment to the maintenance, operation, and enhancement of your community, this letter serves as a formal notice of upcoming changes to your assessment structure for the fiscal year 2024.

INCREASE IN REGULAR ASSESSMENTS:

As detailed in Section 5.3 of your CC&Rs, each property owner within the association is responsible for Regular Assessments. These assessments cover the costs associated with the communal areas and shared facilities. The Board prepares an annual pro forma operating statement or budget that estimates the Common Expenses for the upcoming fiscal year. After careful consideration and in alignment with your governing documents, the Board has decided to increase the regular assessments by the statutory authorized rate of 20% for 2024. This decision is consistent with the provisions of A.R.S. §33-1803(A) which allow for such an increase, via the Board, as long as the increase does not exceed 20%.

SPECIAL ASSESSMENT FOR SNOW REMOVAL:

With the intention to provide a safe and accessible environment during the winter months, the Board recognizes the necessity of snow removal. Section 5.5 of your CC&Rs provides guidelines regarding Special Assessments. It is not in dispute that the community requires the board to take care of snow removal. Accordingly, the members accept the costs associated with this item. Because each season fluctuates, it is impossible to budget snow removal into the budget. As such, costs related to snow removal will be assessed as a Special Assessment.

In conclusion, the Board is confident that these decisions are in the best interest of our community and its continued enhancement. We thank you for your understanding and commitment to your shared goals. Should you have any questions or concerns regarding this notice, please do not hesitate to reach out to the association's management team directly.

Thank you for your attention to this matter.

Very truly yours,
GOODMAN LAW GROUP LLP

Clint G. Goodman, Esq.
For the Firm

DIFFERENT. BETTER.

West Village Estates Homeowners Association, Inc.

Special Assessment Election Form

Name: _____

Lot Number: _____

Lot Street Address: _____

I elect the following:

- Lump sum payment of \$250 billed 01/01/2024
 - Two payments of \$125 billed on 01/01/2024 and 02/01/2024
 - Four payments of \$62.50 billed on 01/01/2024, 02/01/2024, 03/01/2024, and 04/01/2024
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- I am already signed up with Vision Community Management to have my regular assessment pulled via ACH and I DO NOT WANT my special assessment to be pulled via ACH
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This form must be received by Vision Community Management no later than 12/10/2023.

Fax: 480-759-8683

Email: westvillageestates@wearevision.com

Mail: West Village Estates, c/o Vision Community Management, 16625 S Desert Foothills Pkwy, Phoenix, AZ 85048

If you do not return this form by 12/10/2023, you will be billed four monthly payments of \$62.50 and if you are signed up for ACH, your special assessment will be withdrawn via ACH. Simply sending in a payment of \$250 is not an election of the lump sum and will not be treated as such (the same is true for the two-payment method).