



# OAK GROVE Homeowners' Association



October 1st, 2024

Dear Oak Grove homeowners,

This letter is to serve as official notice of a change in the HOA annual dues. After 24 years of maintaining the most reasonable and affordable cost for our annual dues to provide the services and materials necessary to maintain the neighborhood and its beautiful standards, the exorbitant rising costs of our economy since 2021 have made it necessary for the change. These adjustments have been made to meet the costs for services and supplies needed for our Oak Grove community.

**Starting January 1, 2025, the HOA annual dues will be \$400.** The payment methods, date due, and penalty fees, will remain the same.

While the increase in dues could have been warranted in 2022, the Board worked diligently on taking the steps to stave off the increase as long as possible. Unfortunately, with operating and service costs all increasing, so must the fee. 2024 delivered quite a bit of damage to our front berm, destroying 14 established trees, leaving several bare/exposed areas. This has reduced our privacy, increased the road noise level, and reduced our curb appeal. A plan to replace the destroyed trees is in place and, fortunately, can be accomplished with half the number of trees to effectively replenish the berm's original splendor. At first, the Board was able to accomplish the removal of the damage with a service without incurring any increase. However, after two more destructive microbursts obliterating several additional trees, the financial evaluations had to be reviewed and revised.

While many increases in our economy have risen by as much as 700% {construction materials like lumber, concrete, and steel; landscaping supplies like trees, bushes, flowers, and mulch; trade services like electrical, plumbing, etc.; groceries; restaurants and dining; gas; etc.} this 33% increase proves to be necessary at this time, though lower still than other cost-of-living increases. The \$8/month increase provides an additional \$8,100 in dues per year, which will offset these costs and allow for necessary and new improvements for Oak Grove.

Thank you for your understanding of wanting to maintain Oak Grove subdivision.

Doing our best as your Board,

Bob Roig, President

Igor Egorov, Treasurer

Brad Mayer, Secretary

Paul Matuszewski, Landscape

Steve Thomas, IT