

Effective August 1, 2018 the maintenance (HOA) fee will be reduced by \$5 bringing the cost to \$60.

Prior to the election in March, the previous board allocated approximately \$76,000 of the 2018 budget to repair the pool and coping, upgrade the light poles by the parking lot and repair the parking lot. These are one-time expenses and will not be repeated in the 2019 budget.

Since we do not own the clubhouse, any upgrades we pay for only increase the value of the property for Mr. Bessemer, the current owner of the clubhouse. It is the policy of the current board that we will spend no homeowner money on upgrades to the building that we do not currently own. This decision has enabled us to reduce the maintenance fee.

It is the homeowner's responsibility to notify your bank of any changes to the HOA fee as necessary. We understand that during this transition there may be payments that are processed for the higher fee. Unfortunately, we are unable to issue a refund. We are able, however, to credit your account for the over payment. You may use the credit on a future month's payment.

If you have any questions, please do not hesitate to reach out by email (westwoodcommunity5@gmail.com) or phone (954-366-6042).

Thank you!

Board of Directors
Westwood Community 5