

# BROADLANDS

Association, Inc.

Dear Homeowners,

The following pages present the approved 2019 Operating Budget for Broadlands Association, Inc. as approved at the November 2018 Board of Directors Meeting. All budgetary accounts are adjusted for inflation and based on historical precedent. The Board of Directors and Management work diligently to control expenses and generate income to keep assessments as low as possible, while continuing to provide quality services and amenities to the community. Since 2013, the general assessment has only increased one dollar, but rising costs and inflation necessitate an increase. **Therefore, the Board of Directors approved a \$3.00 monthly increase in the general assessment, which all homeowners pay to cover all common expenses. The Board also approved a \$1.00 monthly increase for single family and townhomes due to increases in the trash service contract, a \$1.00 monthly increase in single family private streets for road maintenance and snow plowing, and a \$2.00 monthly increase in the courtyard homes due to increases in landscape services.**

**Prior to the January 1, 2019 payment deadline, please review your payment system to be sure it reflects the correct amount in order to avoid late fees.**

#### The Assessment Fees for 2019:

Single Family Homes on VDOT streets.....	\$79.00 per month	Town Homes.....	\$93.00 per month
Single Family Homes on Private Street.....	\$99.00 per month	Villa Homes.....	\$111.00 per month
Courtyard Homes.....	\$142.00 per month		

Assessment coupons will be mailed to all owners at the address on file with FirstService Residential. If you have not received your coupons by December 15, 2018, please contact Customer Care Call Center at 866-433-3187 or by email at AR.DCMetro@fsresidential.com. If you participate in ClickPay recurring payments (Auto Pay) through FirstService Residential, you will *NOT* receive a coupon booklet, and the 2019 assessments will be automatically deducted from your account.

Owners can make convenient and secure payments online through ClickPay. Payments can be made via e-Check (free) or Credit/Debit Card (fees apply) for a one-time payment or to set up automatic payments, eliminating a missed or late payment and the Association charging a late fee to your account.

To use ClickPay to pay assessments online or to sign up for automatic payments, please visit [www.ClickPay.com/FirstService](http://www.ClickPay.com/FirstService) and create an account using the account number on the payment coupon. Please call 888-354-0135 (option 1) for assistance with ClickPay.

If you have questions regarding the budget or assessment levels, please contact the General Manager, Sarah Gerstein, or address the Board of Directors at the next monthly Board Meeting on December 11, 2018 at 6:00pm at the Clubhouse.

We look forward to providing continued great service to our residents in 2019. Best wishes for a wonderful holiday season and a prosperous New Year!

*The 2018-2019 Board of Directors*

Broadlands Association, Inc.

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