

# BROADLANDS Association, Inc.

In the December issue of *Our Neck of the Woods*, pages 16-19 represent the 2025 Operating Budget for Broadlands Association, Inc. as approved at the November 2024 Board of Directors Meeting. Each year, the Board of Directors, in collaboration with Management, undertakes a thorough review to manage expenses effectively and maximize revenue. This diligent approach aims to maintain assessments at a minimum while ensuring high-quality services and amenities for the community.

For 2025, the Board of Directors has approved a \$5.00 increase in the monthly General Assessment, raising it from \$77.00 to \$82.00. This assessment applies uniformly to all homeowners, including those in single-family homes, townhomes, and condominiums, and supports the shared operational costs of the association. These costs include maintenance and management of community buildings, pools, tennis courts, trails, tot lots, events, common area landscaping, administrative functions, and reserves.

Single Family, Town Home, and Demott & Silver Condominium units also contribute to limited common expenses that are specific to their unit type. By leveraging group purchasing power, the association secures competitive bulk pricing for essential services such as trash collection, private road maintenance, and private lot lawn care. The costs for these services are directly passed through to the units that benefit from them. Under our current agreement with Patriot Disposal Services, the cost for trash collection has increased due to a 3% annual contractual escalation, along with pass-through charges for landfill fees and fuel surcharges. As a result, the monthly trash service fee for single-family homes has risen by \$3.00, from \$26.00 to \$29.00, and for townhomes/villa homes by \$2.00, from \$20.00 to \$22.00. For Courtyard/Hillside, Villa, and Demott & Silver townhomes receiving private lot landscaping services, the assessments have been adjusted in line with the contract, resulting in an increase of \$2.00 per month. Additionally, the reserve contribution for road maintenance applicable to single-family homes has increased by \$5.00.

Before the January 1, 2025 payment due date, please ensure your payment system reflects the correct assessment amount. For those who make payments through personal bank bill pay, please adjust the payment amount accordingly to ensure timely and complete payments. If you are enrolled in monthly direct debit payments using ClickPay, confirm that your payment amount is updated to reflect the 2025 assessment rate or set your account to automatically pay the balance in full, which will accommodate any future adjustments in assessments. It is common for owners to overlook updating their payment amounts when new assessment rates are implemented, leading to an accumulated outstanding balance and potential late fees over time. If your account is set to pay a specific amount, only you can update it for the 2025 rate, and this must be done prior to the due date.

Assessment coupons will be sent to all owners at the address on record with FirstService Residential who are not enrolled in ClickPay recurring payments. If you do not receive your coupons by December 15, 2024, please contact the Customer Care Call Center at 866-433-3187 or email [AR.DCMetro@fsresidential.com](mailto:AR.DCMetro@fsresidential.com). For those enrolled in ClickPay Auto Pay through FirstService Residential, a coupon booklet will not be sent, and the assessments will be automatically deducted from your account.

Owners have the option to make secure and convenient payments online through ClickPay. Payments can be made via e-Check or by Credit/Debit Card for one-time payments or to set up automatic payments, helping to prevent missed or late payments and the associated late fees charged by the Association. To use ClickPay for online assessment payments or to enroll in automatic payments, please visit [www.ClickPay.com/FirstService](http://www.ClickPay.com/FirstService) and create an account using the account number provided on your payment coupon. For assistance with ClickPay, please call 888-354-0135 (option 1). If you choose the option to always pay the full balance, you will not need to manually update your payment amount when assessments change in the future.

If you have any questions regarding the budget or assessment levels, please contact the General Manager, Sarah Gerstein, or address the Board of Directors during the next monthly Board Meeting, scheduled for Tuesday, December 10, 2024, at 6:00 PM. This meeting will be held virtually via Zoom; please visit the association's website for connection details.

We remain committed to delivering excellent service to our residents throughout 2025 and beyond. Wishing you and your families a safe and joyful holiday season and a happy New Year!

*The 2024-2025 Board of Directors*  
Broadlands Association, Inc.