



Dear Homeowner,

We hope this message finds you well and enjoying your summer!

As you know, the Black Creek Sanctuary Condominium Association (BCSCA) is responsible for maintaining appearance and safety standards and keeping property values as high as possible for all homeowners.

BCSCA, through its Board of Directors (Board), must also plan for future repairs, replacements, expenses, reserve requirements, improvements, legal fees, etc., that may arise from managing the community, all within the context of operating a balanced budget.

These multiple missions are made possible primarily through monthly homeowner dues. And it should surprise no one that BCS costs for goods and services (e.g., landscaping, snow removal, insurance, utilities, labor, etc.) have risen dramatically over the past year.

As a consequence, this letter serves as notification that the Black Creek Sanctuary Board has voted to increase the monthly homeowner dues by (a modest) 5% per unit, effective September 1, 2022.

All ACH payments will be increased starting September 1, 2022, to accommodate the new dues amounts.

As a reminder, payment is due on the 1st of every month. Late fees are assessed after the 10th of every month.

If you have any questions, don't hesitate to contact the management office.

Sincerely,
Maureen Glaeser
Property Manager