



# HOA DUES UPDATE

## Letter from the HOA Board

See the letter below as well as this link for [updated payment information](#).

Dear Hamptons Residents,

The Board and the Committee Chairs have been developing the budget for 2023 over the past several months. The proposed budget will be shared via mail in late December in a letter from Cedar Management and in detail at the HOA Annual Meeting to be held on January 30, 2023. Prior to either of these communications, the HOA Board wanted to provide some information to the neighborhood about our current and future budgets.

The Hamptons is a unique neighborhood due to size (360 homes) and the duplication of amenities (2 pools, 2 tennis courts, 2 clubhouses). While these amenities were created for our enjoyment, maintaining these structures is expensive. The Doyers clubhouse side of the Hamptons was built in 1994 and the Vixen clubhouse side was constructed in 2000. As a result, a number of our amenities are aging and necessary maintenance projects have been completed every year. Larger, more expensive projects, however, have been required over the recent years, including the Doyers clubhouse remodel, the Doyers pool deck resurfacing, the Vixen clubhouse remodel, the replacement of the Doyers tennis courts and parking lot, and the replastering/retiling of the Vixen pool. Future replacement projects include the Vixen pool deck resurfacing, baby pool replastering/retiling, playground equipment, pool mechanical equipment, and Doyers water slide.

A full Reserve Study conducted by an outside consultant in 2013, and updated in 2017, provides the Board with a timeline for necessary capital projects. In addition, the Treasurer has created a long-term financial forecast that is updated annually. This study, along with the financial forecast, are utilized by the Board to guide decisions on capital projects and operational expenses and to project future cash flows. When the dues increase was put into effect for 2022 the Board did not anticipate needing to increase dues again in 2023. However, unprecedented inflation has necessitated another dues increase for 2023 to ensure sufficient funding for increased operating costs and elevated cost of future projects. The proposed budget for 2023 includes a \$100 increase in the annual HOA dues. You will notice in your invoice from Cedar Management there is a \$50 increase in your first payment installment for your homeowners dues. \$580 will be due on February 1st and another payment of \$580 due on April 1st of 2023.

You will receive the proposed 2023 budget in the mail in a few weeks. We invite you to review this budget and to attend the HOA Annual Meeting on January 30th to find out more information on the 2022 financials, the proposed 2023 budget, and past/future capital projects. If you have any questions, please feel free to contact the Hamptons Board.

Respectfully,

Lynn Marshall, President  
Leslie Welch, Vice President  
Larry Clever, Treasurer  
Jeff Price, Secretary  
Jean Buffum, Committee Liaison

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Check us out on the web! [Hamptons at Northcross](#)

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