

Welcome to the Dillon Bay Owners Newsletter-January 22

From Dillon Bay Board

“Communication & Transparency Are Keys To A Successful HOA”

2022 BUDGET -The 2022 budget was passed by members at the December 2021 meeting.

Monthly Dues Increase -After reviewing and scrutinizing all budget scenarios, monthly dues will **increase** by **\$51.00**. Monthly Dues will be **\$511.00 starting Jan.2022**. This increase will keep us operating under a balanced budget and cover the increase in fixed expenses. Please know we do not take this increase lightly. The Board has met, reviewed and discussed this increase at great lengths. This **choice** allows us to **balance the budget and still put money into our reserves** for **needed future capital expenses**. Again, dues are NOT being raised because of the Black Diamond lawsuit.

WHY Dues Are Increasing- Monthly fixed operating expenses have increased significantly due to lack of availability of employees Also, the cost of fuel, services and goods has increased substantially due to the pandemic. Our **subdivision infrastructure is aging**, this year alone, we had an added expense for sewer upgrade and repairs.



Keeping Cost Down

PICK UP After Your Pet- Pets need to be on **LEASH**
TRASH -Please pick up around the area. When R.M. has to pick it up it becomes an added expense.

DUMPSTER- Put all Items Into **DUMPSTER**, take large items to Landfill. **Remember you will be fined for leaving any items by the dumpster.**

CLOSE Hallway Door and make sure it is **Locked**. Keep hallway heater at 2.

Pay Dues On Time-When owners get behind on monthly dues, it costs us to recover these fees.

BLACK DIAMOND UPDATE-

Mediation Meeting in Feb.- This is a mediation meeting to discuss the merits of the case and possible settlement. 2 board members, our experts and our lawyers will attend along with B.D. representatives. If an agreement cannot be reached, we will go to trial and a **court date** will be set by **March 7th**.

Legal Fees- Our legal fees are paid out of our legal budget and we have also included recouping any of these costs in the lawsuit. We will **NOT have a special assessment in 2022** to pay for anything concerning the B.D. case. Our hope is we will recover some money from B.D. If we do not, we **possibly** may have to look into a special **assessment in 2023**.

REMINDER TO OWNERS WHO RENT

We have had a huge increase in fines due to Renters Violating-Pet Policies; Parking Policies; **NO Smoking Policies-REMEMBER OWNERS ARE** Ultimately responsible for **FINES** incurred by their Renters