

# HIGLEY GROVES HOMEOWNERS ASSOCIATION

633 E Ray Road #122 Gilbert, AZ 85296

***This letter is to provide notification beginning January 1, 2020 the quarterly assessment for Higley Groves Homeowners Association will increase to \$235 quarterly.***

This past Higley Groves Homeowner Association meeting, your elected board of directors participated in discussion on the 2020 budget for the HOA. As anyone who has tried to manage a budget of the smallest amount to the largest of accounts, you'll appreciate that allocating funds into a budget is never a simple task. As homeowners ourselves, the board takes the task of budgeting and spending the association's funds seriously and responsibly. There are many things to balance in how our assessments are allocated to the community. Most are fairly fixed costs that we can count on while some take a little more analysis to estimate well. As an example, our water usage is one that at times seems like a moving target. This single budget item is probably one of the more discussed areas within the board on how we can better plan for and conserve our water usage. Other large areas in our budget include our costs to maintain our property common areas.

After much discussion, it was proposed (and approved) that the HOA assessment fees be raised \$25 a quarter beginning 2020. Currently our assessments as homeowners are \$210 quarterly; **with this \$25 increase, it takes our assessments to \$235 quarterly per lot.** Even with this increase, assessments for Higley Groves HOA are still much lower than Morrison Ranch Master Association at \$321 a quarter. Increasing our assessments is something that we never take lightly and is not something board members do without discussion and thought. We realize these are economically difficult times for some. We looked at ways of reducing budget items in some areas and re-negotiating contracts in others. However, the rise in all expenses such as landscaping, electricity and water, plus the rise in minimum wages, all contributed to the decision to adjust our assessments. The association has a solid financial footing, but assessments need to increase to prevent a future funding shortfall. In the end, the board felt that this increase would have a greater benefit for the community.

As always, the board welcomes your input. Our regular monthly meetings are open to any homeowner wishing to attend. I can attest that the volunteer board members that serve this community are passionate about doing the right thing for our community, both socially and fiscally, to ensure a long-lasting association.

Sincerely,

The Higley Groves Board