



**NOTICE OF ASSESSMENT INCREASE AND CHANGE IN ASSESSMENT DUE DATES**

July 25, 2016

Homeowner  
Meadows at Longbranch Homeowners Association, Inc.

Dear Homeowner,

Recently, the Board of Directors reviewed and discussed the financial state of the Association. This review included the current 2016 income and expenses and the projected budgetary requirements needed to sustain the operations of the Association in 2017 and beyond. It is evident that the current assessment rates are not sufficient to allow the Association to meet its monthly obligations nor will it provide the means for the Association to set aside adequate reserves to fund future repairs, replacements, or improvements to the community as needed.

As a result, per Article 6, Section 6.05(b) of the Covenants, Conditions, and Restrictions, the Board has approved an Assessment increase of thirty percent (30%) from the current annual rate of \$132 to be effective as of November 1, 2016. In an effort to reduce the impact this rate increase may have for some homeowners, per Article 6, Section 6.08, the Board has voted to change the manner in which assessments are currently collected. Effective November 1, 2016, assessments shall be due semi-annually in the amount of \$85 on November 1<sup>st</sup> and May 1<sup>st</sup> of each year.

The Board of Directors wishes to thank every homeowner for their cooperation in this matter. Should you have any questions, please contact Essex Association Management at (972)428-2030 or by e-mail at [info@essexhoa.com](mailto:info@essexhoa.com).

Sincerely,

Board of Directors,  
Meadows at Longbranch Homeowners Association, Inc.

cc: HOA File

1512 Crescent Drive, Suite 112  
Carrollton, Texas 75006  
Office: (972)428-2030 Fax: (469)342-8205