

# Country Village Estates Homeowners Association, Inc.

**President:** Phyllis Benanti  
**Vice President:** Greg Williams  
**Treasurer:** Ellen Ruth Forestieri  
**Secretary:** Linda Bily  
**Director:** Carl Schroder

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November 1, 2023

Dear Country Village Homeowner:

The Board of Directors has approved the 2024 Operating and Reserve Budget.

The 2024 budget has necessitated that the Common Charges be increased by \$10.00 to **\$480.00 per month, beginning January 1, 2024**. This minimal increase accomplishes the goal of a fully funded Reserve account.

We have replaced our landscaping and snow contractors to better serve the needs of our community. The Board wishes to thank the community for your patience during these adjustments. Many of our expenses have remained stable or been reduced thanks to the diligence of the Financial Review Committee, which advises the Board of Directors on financial decision. The annual budget for the 2024 year is attached with descriptions of some of the services.

New coupon books will be sent to you for your use at the before the end of this year. If applicable, please update your automatic bank payments to reflect the increase in the common charge effective **January 1, 2024**.

Common charges are due on the **1st of every month**. All payments, whether mailed or delivered to the clubhouse, must be received by 5:00 p.m. on the 10<sup>th</sup> of the month. Any payments received after this date will incur a \$25.00 late fee.

If you have any questions regarding the new budget, please contact any Board Member or our Management Company, who will share your concerns with the Board of Directors.

Sincerely,

Board of Directors  
Enclosure:

2024 Budget  
Budget Descriptions