

Realty  
Management &  
Maintenance

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November 17, 2023

Dear Enclave at Belle-Aire Owners,

It was a pleasure to see the owners who attended the Annual Meeting on November 13th. Out of 135 homes, the attendance represented 34 homes. The absentee ballots added to the votes necessary to acquire a quorum to reelect Phil Reich. Congratulations Phil, we look forward to continuing working with you!

Phil led the meeting discussing old business from the 2022 Annual Meeting, new business during 2023 and the status of the Reserve fund.

The 2024 Operating budget was distributed and discussed. Due to the continued rising costs affecting everyone from homeowners to vendors, we must increase dues by \$15.00 to maintain the community in a way that exceeds the standards. The new monthly Association dues, effective January 2024, will be \$265.00 a month.

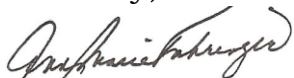
Attached are the 2023 Annual Meeting minutes to review what was discussed. Also attached is the agenda packet, and an ACT 115 consent form to be signed and returned to management. Signing the form will give us the ability to email you matters of voting to avoid paper cost and postage.

Please remember if you have an electric vehicle and are charging the vehicle on site, you must submit an Architectural request form to obtain approval. EV Standards are attached.

We continue to ask drivers to be mindful of the speed limit. Many drivers do not stop at either stop sign on Manchester Road. The Boards of both the Enclave and Belle-Aire will be discussing alternatives in 2024.

On behalf of the RMM management team it has been our pleasure to serve you. Wishing everyone a safe and happy holiday season.

Sincerely,



Ann Marie Fahringer

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