

Dufferin Park Homeowners Association



Managed by: Association One

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Dufferin Park Homeowners:

As has been previously discussed, the Board approved at its 12/10 meeting an increase of annual dues to \$70.00 for 2021. This increase is the first increase in 4 years, and only the second increase in the last 10 years. Annual dues will be due on March 1st, and late fees will be incurred if not received by Association One by March 31st. This is the same as in prior years. However, Association One has requested that the Board change its due dates to align with all of their other clients which use a January 1st due date, and late fees being incurred if not received by January 31st. The Board will consider this in 2021, and proper notification per our by-laws and state statutes will be given to all homeowners. We apologize for the confusion around this as Association One updated their database which triggered an update to all accounts prematurely; for that Association One has apologized.

The increase in dues for 2021 is due to several factors, most notably due to the upcoming vote on the updated, and potentially consolidated, covenant documents to continue Dufferin Park as an HOA into perpetuity. This vote will occur beginning this summer, and has significant costs to it. It is estimated that the cost to conduct the vote, attorney review, notarization of every ballot, and submission of necessary paperwork to the county, will be approximately \$20,000 (and many hours of volunteer's/people's time). Additional factors that led to an approved increase in annual dues include: an increase in monthly landscaping costs (we locked in a landscaping company with no additional cost increases for the next two years), and planned refreshing of monuments, including signage and landscaping. The Board will work over the winter to secure additional homeowner discounts (landscaping, driveway seal, house washing, etc.) for 2021 to help offset the increase in dues.

The Board welcomes your participation at our monthly annual meetings. The dates/times of the Board meeting are included in your annual meeting materials, the website, as well as in our monthly newsletter. The Board meetings are conducted virtually due to the ongoing Covid-19 pandemic and restrictions on the number of people you can meet with, so if you would like to receive the link/password, please email questions@dufferinpark.com. If you are unable to attend, you can access the approved monthly minutes through your [homeowner's portal](#).

Be healthy, safe and well.

Dufferin Park HOA Board

Chris Ford, President

Angela McGannon, Treasurer

Steven Hawks, Secretary