

MT AIRE GARDENS HOA NEWSLETTER

MONTHLY HOA DUES INCREASE

Starting July 1, 2021 the new monthly HOA fee for Mt. Aire Gardens HOA will be **\$125/month**.



WHY ARE MY DUES INCREASING?

This year, Mt. Aire had a reserve study completed for the first time in its history. An HOA reserve study is an in-depth analysis and on-site inspections of an association's assets. Our reserve study consists of two parts including a physical analysis and financial analysis. The study projects a financial road map for the association going into the future. The reserve study showed that the HOA reserve balance is only 8% funded. This is considered "poorly funded". On its current path, with anticipated expenditures, Mt. Aire is projected to be bankrupt by 2023. This is not acceptable. Consequently, the board has decided to implement a dues increase of \$25/month.



POOL OPENING SOON

The pool will be opening very soon! Please check you email for details. Before entering the pool, we need ALL owners and residents who intend to use the pool to fill out the **Pool Rules and Release of Liability Waiver**, regardless if you have signed one in the past or if you already have a key. If you do not have a key to the pool you will need to fill out the form and pay the \$50 deposit.



Please visit <http://northhoa.com/mt-aire-gardens/> and fill out the **Pool Waiver Form** that is found under the governing documents section. Then, you can pay the **\$50 key deposit** under the 'Make An Online Payment' button. Once we have received both items you can come pick up a key from our office.

Pool Hours: 9am –9pm

Anyone using the pool after hours, will receive fines according to the fine schedule below. Cameras are installed in and around the pool and more will be installed.

1st Offense: Written warning

2nd Offense: \$25 Fine

All Offenses thereafter \$50 Fine



PARKING ENFORCEMENT

The new Parking Policy that was emailed and mailed to everyone back in May will go into effect **July 1st, 2021**.



To review the new Parking Policy please visit <http://northhoa.com/mt-aire-gardens/> under 'HOA Documents'. **Please remind your tenants of this new policy.**

SMOKING REMINDER



This is a reminder to residents to only smoke in the **DESIGNATED AREA by the back west corner**. **SMOKING IS PROHIBITED IN ALL OTHER PARTS OF MT. AIRE INCLUDING ANY UNIT OR COMMON AREAS OR HALLWAYS.** **Please remind your tenants.**

NOISE REMINDER

The way the units are here at Mt. Aire tend to provide a noisier environment than detached homes. **Be mindful of this situation. Loud parties, music, and other noisy activities are prohibited between 10 pm and 7 am. EXCESSIVE NOISE IS PROHIBITED AT ALL TIMES.** Any violations will be subject to fines.

