

# **Brighton Place Condominium Association, Inc.**

## **Regular Assessment Increase Notice**

Dear Homeowner,

The Brighton Place Homeowners Association is tasked with maintaining our community's common areas, overseeing repairs and improvement projects, and managing the budget. This mission is made possible through homeowner assessments.

At the 2022 annual meeting, the Board discussed the need to repair and replace roofs and address erosion problems. The Board also received suggestions on ways to reduce our operating costs.

Since the inception of Brighton Place, the assessments have been \$1,980 per year. While this amount was sufficient for a long time, it was never adjusted for inflation and has not kept pace with the increased cost of services and insurance coverage that are imperative to maintaining the community. At the recent budget meeting, the Board reviewed the 2023 needs and determined an assessment increase is necessary.

Effective January 1, 2023, the Board voted to increase the regular assessment by \$30 per month (total assessment: \$585 per quarter). The Board acknowledges the significance of this increase, but you will soon see improvements made to the community.

During 2023, the Board plans to address various erosion, drainage, and related grounds projects around buildings 26, 27, 37, 38, 39, and 41. The Board also plans to replace at least one roof and repair others where there are currently tarps covering a portion of the roof.

The Board is also excited to announce we are moving forward with a new landscaping contractor at a reduced cost. Soon, you will see Esposito Garden Center crews in our community.

Enclosed you will find the adopted 2023 budget that reflects planned 2023 initiatives and improvements to our community.

If you have any questions or comments, please don't hesitate to contact us at [CustomerService@tpam.biz](mailto:CustomerService@tpam.biz).

Sincerely,

Brighton Place Board of Directors

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