

# **MCKAY'S MILL SINGLE FAMILY ASSOCIATION**

November 7, 2011

McKay's Mill Single Family Sub Association Member:

Enclosed is the proposed budget for 2012. Your board welcomes any suggestions from you as members, and continues to work to finalize this budget. We believe the final budget, which will be sent out next month, will be very close to this proposal.

The 2012 budget reflects significant events over the past year at McKay's Mill. One such event was to re-allocate ownership of land between the Master Association (MA) and the Single Family Sub Association (SFA) to a more equitable position. The MA now owns amenities, entrances, lakes, the borders of arterials etc. while the SFA now owns the land within its borders, and for the first time the ownership of land makes sense.

This year, your board has better information on what it costs to maintain our property than at any time in the past, which will result in a more consistent budget going forward. In 2010 the Single Family Association had a large budget surplus, and rather than to leave the dues where they were and maintain that large surplus, the 2010 monthly dues (\$23.50), were reduced to \$12.00 for 2011 in an effort to refund via lower dues this reserve to the (SFA) members. This figure was artificially low and created a shortage of about \$2.87 per home in monthly dues for the 2011 year for the SFA. And, like all things the cost of mowing and maintenance has gone up.

The redistribution of land and its associated costs for lawn care and maintenance resulted in an increase to the SFA of \$4.76 per month and a decrease to the MA for the same amount. However, the (MA) is leaving their dues unchanged and using a large portion of the decrease to help finance their irrigation project. That project may create a reduction for all of us in the future. In addition The Jones Co. has turned over parcels of land to McKay's Mill in Towne Park, Broadgate, Hadden Hall, and Waverly, which will also increase the (SFA) expenses.

After much study and consideration of the above, the Single Family Sub Association dues will be increased by \$7.00 to a total amount of \$19.00 for 2012. We have also worked diligently with our landscape company to hold costs down as much as possible.

McKay's Mill Single Family Sub Association Board