

South Timnath Metro District

December 01, 2023

Dear South Timnath Metro District Residents,

The past year has presented many new challenges to our community, with increases in insurance, utility costs, labor costs, and material costs. These challenges have changed how we operate as a Board and how we manage our common areas within the community. We continue to look towards the future while keeping our community a desirable place to live.

On November 09, 2023, the Board held a meeting and discussed the budget, going over current and long-range items. The meeting focused on our current and future maintenance expenses.

Unfortunately for our community, with much needed maintenance to our district fences, tree replacement, over all tract maintenance, general irrigation maintenance, and community center/ and pool maintenance the O and M rates will need to be raised to cover the growing expenses for the 2024 budget.

The board understands how an increase in O and M fees affects household budgets, however the South Timnath Metro District Board of Directors agreed that they have a fiduciary responsibility to the community to maintain the level of expectations in the community for you and future residents.

To cover the shortage in the 2024 budget to operate, the board decided to raise the O and M fees to just what was needed to balance the budget. Stating this, the board will review operations every year to make sure current fees cover the actual cost for that operating year. O and M fees can change due to future budgets operations cost.

**The O & M fees will be increased \$15.00 a quarter, making the new quarterly O & M fee \$315.00.
Overall, the O & M fees will be \$1,260.00 a year, effective January 01, 2024.**

If you have any questions, please feel free to contact the District office.

Thank you,

South Timnath Metro District Board