

*Cooper Crest*  
*Homeowners Association*



2208 Cooper Crest Place N. W.  
www.coopercrest.com

Olympia, WA 98502

May 6, 2016

To: All Cooper Crest Homeowners

Re: Changes to HOA management and dues increase for 2017

Dear Homeowners:

As we told you in our annual meeting and message last November, the Board is moving toward the use of a Management Company to run the HOA. This is due to the fact that there are no viable successors to the current Board who are willing to do the countless hours of work that it takes to run the HOA.

We want to prepare you for this transition early, which will likely occur on January 1, 2017. Initially we will only move the financial responsibility for collection of dues, fines and accounting to the Management Company. By 2018 we will move the remainder of HOA management including CCR enforcement and HOA maintenance.

Yearly dues will need to increase to cover the costs of the Management Company. According to CCR 3.4, the Board can and will need to increase the dues by a maximum of 20% , which would take the dues to \$390.00 from the current \$325.00. This expected increase should cover the initial cost of the transition to a Management Company. We are also exploring the possibility that owners may begin making monthly payments on their account starting in 2017, rather than having to pay the full dues amount in a lump sum. This estimated \$32.50 monthly payment may be helpful to some budgets in the future, instead of one payment of \$390 .

In conclusion, since about 2009 your current Board, as volunteer owners, has done all it can to maintain and enhance the value of homeownership within Cooper Crest. We have put Cooper Crest HOA on a solid financial base for now and into the future, and we will now put us all in good professional hands to ensure that going forward Cooper Crest will be a good place to live with strong home values.

Sincerely,  
Cooper Crest Homeowners Association  
Board of Directors