



40 Gotham Drive, Suite D, Red Lion, PA 17356
717-889-0515 | www.yorkHGproperties.com

November 20, 2019

NOTICE OF ASSESSMENT INCREASE

Dear Homeowner(s),

In order to properly provide for payment of the Hunter's Ridge Homeowner's Association expenses and required reserves as detailed in the annual budget, the Board of Directors has determined that it will be necessary to increase the amount of the monthly assessment. Pursuant to the provisions of the Association's governing documents, the Board of Directors has adopted a resolution increasing the assessments that each member is responsible for on a monthly basis as follows:

Current Assessment Rate: \$140.00	New Assessment Rate: \$145.00
Percentage Increase: 3.5%	Effective Date of New Rate: January 1, 2020

Your monthly payment is due on the 1st of the Month and not later than the 5th. A late fee of \$25 will be assessed on the 6th of the month for any payments not received by the end of the grace period.

You must adjust your current automatic payment method AFTER your December payment is made

How to Adjust Automatic Portal Payments

Login to your Homeowner's Portal and access Payments from the menu. Edit your existing auto payment by clicking Edit and adjust the amount to \$145.00. Verify that the next payment date is set for the 01/01/2020. Once done, click update to save your changes.

How to Adjust Automatic Bill Pay

If you have set-up automatic bill pay with your banking institution, you will need to adjust the payment amount with your bank. This can be done either through your online banking account or by contacting the bank directly. Please be sure to indicate the property address in the Memo/For line.

Handwritten Checks

Ensure that handwritten checks are addressed to Hunter's Ridge and indicate the property address in the Memo/For line.

Mail to: York H-G Properties, LLC
40 Gotham Drive, Suite D
Red Lion, PA 17356

A copy of the Hunter's Ridge Homeowner's Association's 2020 Annual Budget is included with this notice.

Sincerely,

York H-G Properties, LLC
On Behalf of Hunter's Ridge Homeowner's Association