



Chestnut Hill Gardens

TO: Condominium Owners
FROM: Board of Trustees
DATE: April 20, 2019
RE: Condo & Parking Fees

At the annual condo meeting in December, the notion of raising condo and parking fees in 2019 was discussed. The Trustees, at their Q1 meeting, debated the course of action for raising fees.

It was noted that fee increases have been minimal. The last condo fee increase was in September 2013 for 10%. The parking fee has never been increased.

The annual snow assessment that was enacted last year was fruitful. It helped to stabilize the association's reserves: at Fiscal Year 2018 year end, our reserve balance was \$38,965, compared to \$35,189 in 2017. It also addressed the disparity between unit owners and non-unit owners, in that all parking space owners pay their fair share of snow removal costs.

Unfortunately, our revenue is still too low to cover current and future expense projections. While the snow assessment resulted in an increase in reserves, we only managed to save \$3,776 in 2018, a far cry from the \$16,800 that we budgeted for. (As a general rule of thumb, we should be saving roughly 10% of our income.) We also had to defer some maintenance items and property improvements, like repairing the 165 walkway, planting new shrubbery, and putting up a fence in front of 163. Looking ahead, we have several big ticket items to tackle: carpet replacement in 163, roof replacement at 165, and roof replacement at 163; these are projects that if we start saving for now, will reduce the need for large assessments in the future.

However, the Trustees recognize that we have all endured additional financial burdens in 2018 and 2019, as a result of the water system assessments, snow assessments, and the (unplanned) copper/stucco repair assessment.

To that end, the Trustees have elected to defer condo and parking fee increases for 2019. Instead, we are recommending:

- 1. Increasing Condo Fees by 10% effective January 1, 2020**
- 2. Increasing Parking Fees from \$10 to \$15 per month effective January 1, 2020**

Please take some time to review this proposal and email the Trustees with any comments, questions, or concerns at chgtrustees@googlegroups.com.