



## **NOTICE OF 2024 SPECIAL ASSESSMENT**

December 8, 2023

Dear Homeowner(s):

The Board of Directors, in an open meeting held on October 25, 2023, reviewed all estimated budget expenses for 2024 and determined the current assessment rate is not sufficient to sustain the Association's operating budget. Through unanimous vote, the Board of Directors voted to approve a Special Assessment.

The Board of Directors has approved a Special Assessment effective January 1, 2024 in the amount of \$100.00. **Payments for your Special Assessment will be due January 31, 2024 in the amount of \$100.00.**

**Article X, Section 10.5 Special Assessments.** The Association may also levy in any assessment year a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the costs of any construction or reconstruction, maintenance, unexpected repair or replacement of a described capital improvement upon the Common Properties, including the necessary fixtures and personal property related thereto; provided that any such assessment in excess of an amount equal to the annual assessment charged at the time of levying of Special Assessment shall be approved by the affirmative vote of sixty percent (60%) of the votes of those Association Members who are voting, in person or by proxy, at a meeting duly called for such purpose.

***If you have auto pay set up with your bank, please be sure to notify your bank of the change prior to the January 1, 2024 effective date.***

Should you have any questions, please contact Essex Association Management, L.P. at [www.homesteadatownsbyfarmshoa.com](http://www.homesteadatownsbyfarmshoa.com) and follow the prompts to submit a web submission under the "Contact Us" tab.

Sincerely,

Essex Association Management, L.P., Managing Agent,  
for The Homestead At Ownsby Farms

cc: HOA File

Essex Association Management, L.P.  
1512 Crescent Drive, Suite 112  
Carrollton, Texas 75006  
Office: (972)428-2030 Fax: (469)342-8205  
[www.essexhoa.com](http://www.essexhoa.com)