July 8, 2021
Homeowner
North Shore Homeowners Association
Tacoma, WA 98422

SUBJECT: Increase in Annual Homeowner Dues Effective January 1, 2022

Your North Shore Homeowners Association is responsible for maintaining the standards of appearance, safety and values of our neighborhood. This includes the cost of maintaining the common areas, utility charges, maintenance of the association’s monuments, lights, fence, insurance and property taxes levied upon the community-owned property and any other expense necessary for the operation of the homeowners’ association. The board and ACC members volunteer their time.

The board must plan for future repairs, replacements, expenses, etc., that may arise from managing the neighborhood while continuing to manage current operating expenses. This is made possible through yearly homeowner dues. We want to express our appreciation to the homeowners who have been diligent about paying their dues. Thank you very much for your commitment to support our community.

While we have been carefully managing our resources, some maintenance issues have been deferred that can no longer continue to be ignored. We recently shaved buckling concrete on the community-owned sidewalk on Nassau Avenue to eliminate trip hazards and need to replace one section. In addition, the sprinkler system is not functioning properly and is being repaired. Our monument lights are not working properly and are being replaced. We had to remove some trees in a traffic circle that were blocking a homeowner’s view of Mt. Rainier and they will need to be replaced with smaller plantings this fall. We also have a parcel of land that needs to be cleared and need to mulch common areas and replace laurel bushes. This is in addition to an increase in the landscape management company fees. Lastly, operating costs have continued to increase while dues have not increased since 2005. According to USInflationcalculator.com, there has been a 37.8% rate of inflation from 2005-2021.

While it was not an easy decision, the board has unanimously agreed we can no longer avoid an increase in dues. Effective January 1, 2022, the dues will increase from $180 to $250 per year. This increase is authorized in accordance with Article Eight, Section Two of the CC&R’s, which states in part, “The Board of Directors of the Association shall determine the amount of monthly assessment necessary to pay Common Expenses at least 15 days prior to the start of its fiscal year. The amount of monthly assessment may be increased or decreased periodically as may be necessary from time to time to provide properly for payment of the Common Expenses.” We hope that providing six months' notice will provide you ample time to budget for this increase. As a reminder, dues notices will be sent out the end of December with a January 31, 2022, due date.

Please contact us at info@northshorehoa.com with any questions.

Sincerely,

North Shore Homeowners Association
Board of Directors