



PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.

October 25, 2018

RE: 2019 Budget – Assessment Increase

Dear Homeowner,

The Board of Managers has approved the budget for 2019 which includes an increase of 2 cents per square foot per month beginning January 1st, 2019*. The reason for this increase follows: over the past two years the boilers, chillers and pumps for the heating ventilation and air conditioning (HVAC), system have been replaced. The cooling towers, the remaining major component, were installed in 2006 and should not need to be replaced for another thirteen to eighteen years. However, the cooling towers are currently **not performing as needed during high temperatures**. The cost of the work needed to address this problem is estimated to be between forty and seventy thousand dollars. Therefore, an increase is necessary to cover these costs. Any excess of funds will be used to pay down the HVAC loan which is currently \$670,508.83 and is budgeted to be paid off by May of 2023.

As part of the budget process, the board completed a comparison of assessments to fifteen other condominiums that were built in the 1960's and 70's. PWCCCA currently charges 33.5 cents and ranks 8% below the average of 36.5 cents. The new 2019 rate is 35.5 cents and is nearly 3% below the average for comparable properties.

And now for the good news! The high efficiency chillers saved us \$14,311 for the first six-month period of operation, April through September 2018. That is a 12% savings over the same period from 2017. (Our utility rate was the same and temperatures averaged one tenth of a degree warmer this year.) We saved another \$1,931 in October but the average temperatures are not available yet.

If you have any questions or concerns, please contact your Board of Managers by coming to our next board meeting Tuesday, December 4, @ 6:30 in the Luxe Suite of the Country Club.

We hope to see you at the December 1st Holiday Celebration – see enclosure for details!

Board of Managers and Operations Manager,

Nancy Baker

Pat Barnett

Dan Burbine

David Campbell

Joe Dobbs

Pat Gleason

Jo Leeper

Judy Lyle

Darrell Traeger

Carrie Bailey

*To calculate your new assessment, divide your current assessment amount by .335 and then multiply that number by .355.