

July 20, 2022

Dear HOA Members,

In light of the recent weather event that left several trees down in our community as well as increased costs to maintain the community, the Belair Town II Board of Directors is recommending a 25% (\$58.00) increase in dues for the upcoming year, which are consistent with our by-laws. That would bring the new dues rate to \$291.00 each year.

The current rate of \$233, which has been in place for more than twenty years, does not cover the current rate of inflation, storm damage or the cost of a management company, which we are seeking to obtain. HOA dues in comparable communities throughout Maryland assess at a much higher rate. It is for these reasons that the Board of Directors seek to increase the dues.

This letter serves as your opportunity to vote for the increase. If this motion does not pass with a two-thirds vote the first time, a second vote will be taken within three weeks. Upon the passage of a rate increase, the new rate will become effective during the next billing cycle.

There will be an open meeting for HOA members on Monday, August 29, 2022 at 7:15 pm at Kenhill Center on 2614 Kenhill Drive, Bowie to address any questions and to allow members to vote in-person. You may also vote by filling out the bottom half of this form and mailing it in the prepaid envelope as soon as possible.

Thank you for your cooperation regarding this matter. The current Board is dedicated to making our community the best it can be and a pleasant place to live.

Joan Ntoko
Joanne Russell
Candice Herron

CUT ON THE DOTTED LINE

Name: _____

Your address: _____

_____ Yes, I **AGREE** with a \$58.00 HOA Dues increase. (new rate: \$291.00/year)

_____ No, I **DISAGREE** with a \$58.00 HOA Dues increase. (new rate: \$291.00/year)