Residents Association Fee Increase in 2025

Attention Cooper's Crossing Residents,

We've got some news about our community's finances that we need to share with you. The Cooper's Crossing Board of Directors has looked over our money situation carefully, and we've realized that we need to increase the Cooper's Crossing Residents Association fees to cover the increasing costs to maintain the parks and amenities in Cooper's Crossing.

The last fee increase was in 2018 when the fees for homes situated on green space increased by $1 over a two-year period. According to our Articles of Association (available on TownSq) we can't raise the fees more than the Consumer Price Index (CPI) for any given year without homeowner approval in a special meeting. However adjustments that do not exceed the Consumer Price Index (CPI) for any given year are permissible without member approval. If the Board opts not to raise fees in a particular year, subsequent increases in future years may be implemented at a rate not exceeding the cumulative CPI of up to four (4) years of foregoing an increase. Since the last fee adjustment occurred more than four years ago, the Board has decided to raise fees in 2025 based on the following CPI data:

• CPI 2023: 4.30% • CPI 2022: 6.5% • CPI 2021: 3.4% • CPI 2020: 0.72%	Cumulative total: 14.92%

2025 Fee Increase:

Non Green Space Homes (Increase = $8.50)	From $57 to **$65.50**	Green Space Homes (Increase = $11.19)	From $75 to **$86.19**

The Board is committed to maintaining fiscal responsibility while ensuring the provision of high-quality services and amenities for all Cooper's Crossing residents. The fee increase in 2025 aligns with our responsibility to uphold the community's financial stability and fulfill our obligations to maintain and enhance property values.

We encourage all members to attend the AGM in May 2024 to participate in the discussion, which is crucial for the well-being and sustainability of our community.

Homeowners will be sent a statement outlining their 2025 fees in January 2025.

Thank you for your understanding and continued support.