

WILDEWOOD NEIGHBORHOOD 3 CLUSTER 2 ASSOCIATION INC.
23300 Holly Hill Lane
California, MD 20619

Dear Homeowner:

The 2025 budget was approved at the annual Holly Hill homeowners meeting on **December 16th, 2024**. **The 2025 assessment will be \$514**. The due date will be March 31st, followed by a **30 day grace period**. Late fees will assessed after April 30th, 2025. The main points discussed at the annual meeting were:

1. The Holly Hill sign was replaced with a brand new sign identical in design to the old, but is made a composite material as opposed to wood as was recommended for more weather resistance.
2. A large hole in one of the common areas was addressed by our landscaper because it exposed utility lines.
3. The Speed Limit should be reduced to 15MPH before the end of the calendar year.
4. The landscaper (Collentro) is suppose to salt the mailbox area, but may be delayed after an initial storm.
5. The county is responsible for clearing the main road from downed trees after a storm, or clearing snow after a snowstorm.
6. If you're planning any renovations or exterior changes that will affect the outside appearance of your home, including tree removal, grading of your home and lot, or any other change in appearance you must submit a petition to George Greene. The needed information including petition can be found on the Holly Hill Website and will be submitted on the site (Holly Hill) (<https://www.hollyhillwildewood.com/>).

The By-Laws state the assessment cannot be raised more than 5% annually. In 2024, it was raised 4.9%. The assessment covers the trash service, landscaping, electricity for the street lights, and tree removal for community property. \$514 annually divided by 12 months equals \$42.83/month. 2024's assessment increase of 4.9% effectively added \$2 to our monthly cost. 2025's assessment was voted by the board to remain unchanged.

Please include an email address & address with with your payment for easy bookkeeping. If you received this letter in error because you no longer own property in Holly Hill, please let us know via email as well.

We have a PayPal account using the official email address of Holly Hill (hollyhillwildewood@gmail.com). If one opts for the convenience of PayPal, I advise choosing sending funds to "Friends & Family" to avoid fees. If you send \$514 to a business, PayPal will reduce your \$514 by a certain percentage.

Anyone can mail a check to the official mailing address, or hand deliver a check to any board member without any additional fees as well. A direct link to the PayPal account is under the "Assessments" section of the Holly Hill website. (<http://www.hollyhillwildewood.com/>)

The board's policy if a homeowner has not made any attempt to establish a payment plan or settle unpaid assessments from the previous year, the board will pursue a lien on the homeowner's property after 2 years worth of assessments has been reached. As HOAs are only allowed to legally pursue unpaid assessments going back 2 years.

If you are unable to communicate by computer, resubmit your assessment to the Wildewood address above.

It is imperative that you tear off the information sheet below and place it in the envelope with your payment.

If you are using electronic method of payment, please email us the requested information below.

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<u>Return with Your Dues Payment OR Email the information to: HollyHillWildewood@gmail.com</u>		
Name:		
Address (street, city, state, zip):		
Email:	Phone:	
<input type="checkbox"/> This is a rental	Agency:	Agent/Phone #:
Property address:		
Owner of record:		