

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

Dear Homeowner:

The 2026 budget was approved at the annual Holly Hill homeowners meeting on **December 17th, 2025**. **The 2026 assessment will be \$514**. The due date will be March 31st, followed by a **30-day grace period**. Late fees will be assessed after April 30, 2026.

The By-Laws state the assessment cannot be raised more than 5% annually. In 2024, it was raised 4.9%. The assessment covers trash service, landscaping, electricity for the streetlights, 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. The 2026 assessment will remain \$514 was voted by the board to remain unchanged for the second year in a row.

Please include an email address & address with your payment for easy bookkeeping and communication. 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 using the selection: "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. 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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Return with Your Dues Payment OR Email the information to: HollyHillWildewood@gmail.com		
Name:		
Address (street, city, state, zip):		
Email:		Phone:
<input type="checkbox"/> This is a rental	Agency:	Agent/Phone #:
Property address:		
Owner of record:		