

OFFICIAL NOTICE: ANNUAL ASSESSMENT ADJUSTMENT

TO: All Manchester Homeowners
FROM: Manchester Board of Directors
DATE: Aug 1, 2026 9:00 AM
SUBJECT: Notice of Annual Dues Increase for Fiscal Year 2027

Dear Homeowner,

This letter serves as formal notification regarding a scheduled adjustment to the annual association dues for the Manchester community. Following a review of the current financial requirements and projected community maintenance costs, the Board of Directors has approved a modest increase to the annual assessment to ensure the continued upkeep and financial stability of our neighborhood.

Summary of Assessment Changes

Category	Details
Effective Date	January 1, 2027
New Annual Assessment	\$105.03 per unit
Current Annual Assessment	\$100.80
Adjustment Percentage	4.2%

Legal Basis for Adjustment

This assessment increase is enacted in accordance with **Article IV, Section 3** of the community covenants. Under these provisions, the Board is authorized to increase annual dues without a community-wide vote, provided the increase is in conformance with the rise of the **Consumer Price Index (CPI)**.

Context and Calculation

The adjustment is specifically based on the CPI data published by the Department of Labor for the preceding month of June. For the current cycle, the Department of Labor reported a CPI increase of **4.2%**, which the Board has applied to the existing \$100.80 annual rate. This proactive measure allows the association to keep pace with the rising costs of services and materials required to maintain community standards.

Next Steps

Homeowners do not need to take any immediate action. New billing statements reflecting the adjusted amount will be distributed **prior to the January 1, 2027**, effective date. If you have established automatic payments through your financial institution, please ensure you update the payment amount to **\$105.03** for the 2027 fiscal year.

Thank you for your continued commitment to the Manchester community. If you have any questions regarding this notice or the calculation of these dues, please contact the Property Management office.

Sincerely,

Rhane Martin

Property Manager, HOA-ENC

On behalf of the Manchester Board of Directors