



A SPECIAL EDITION

September 2022

The arrival of the last quarter of 2022 brings us again to our ANNUAL BUDGET AND ELECTION OF BOARD MEMBERS

BUDGET

If you recall the small increase in our HOA fees last year, then you are also aware that an increase in our insurance premium ate it all, and then some. So, and despite some unanticipated but necessary repairs, current financials indicate we will end 2022 pretty much on target.

For 2023, experts, key vendors, and the FW Master Board have advised us that, even where increases are not actually known, we should prepare for inflation by factoring in an increase of at least 10% as we build the 2023 budget. Though we will work, as always, to get the most from every dollar, this may mean an increase in assessments and/or a special assessment.

The budget process begins with the Board working with the property management company. to prepare a proposed budget.

Please note, the next steps are governed by a time line specified in our documents. A clock starts with the mailing of the proposed budget to each owner a few weeks before the annual meeting. It's then discussed at the meeting. Then, the Board votes to approve it at that time. Please watch for this mailing,

OUR ANNUAL ELECTION

Historically, we budget in conjunction with the annual election of our Cascades Board. The Board Election is, of course, every bit as important as our budget. To run for the Board, you need only to be an owner in good standing and either accept a nomination, or declare yourself a candidate.

Important to note, the particular offices are not part of the vote. After the Board is elected, the Board members hold an organizational meeting where officers are selected by the elected Board. The package you will receive will provide a form which must be submitted by the date specified.

PLEASE WATCH FOR THIS IMPORTANT MAILING

It would be great if you would plan to be at our meeting to review the proposed budget and vote for the members of the Board of Directors. At this meeting, we need a majority voting either by mail or in person. Please watch your mail and vote.

Your Board of Directors