

Dear Homeowner:

The NFHOA Board has approved an increase the 2026 annual dues from \$252 to \$264, an increase of one dollar per month.

This increase is permitted by the Covenants, Section 6.3, which limits annual dues increases to five percent. The new amount will be reflected in the assessment for 2026 dues, to be sent out in January. This increase follows the similar increase that was implemented last year and is the one in series of anticipated annual dues increases.

As we explained last year, while annual dues are sufficient to cover ongoing operations, they fall well short of what is needed to cover needed major repair/replacement of the tennis courts. Beyond the tennis courts, the playground, other paved areas in the park even the street lights will require work at some point. The annual surplus is being accumulated and invested in a Reserve Fund set aside for this purpose. See the latest Treasury Update in the Members Only area of NorthforkHOA.com for details.

We appreciate your understanding and continued support as we work to enhance our community. Should you have any questions or concerns, please feel free to reach out to us at NortforkHA@gmail.com.

Thank you for being a valued member of our community.

Warm regards,

Northfork Homeowners Association Board