



November 2011

Dear Cranberry Estates Homeowner,

The Board of Directors of the Cranberry Estates Community Association (CECA) approved the 2012 budget, which provides for an annual assessment of \$125.

The increase in this year's Assessment amount is due to the significant decrease in the number of home sales within our community. For the past three years, our community of 620 homes had about 30 homes sold each year. This year we only had 8 homes sold which negatively impacted the resale capital income projected for this year's budget resulting in a \$22K deficit. Upon home sale, the CECA receives a \$1,000 fee upon closing; this fee supplements the community's operating reserve to maintain and upgrade the community common and recreation areas. Enclosed is a copy of the 2012 budget for your information. A separate Assessment Notice due March 1, 2012 will be sent out in January.

This change is not due to the recent improvements made to the Basketball and Tennis courts or beautification of the signage in the community. The community's Capital Reserve is fully funded and the Board will continue to be vigilant in maintaining sound financial discipline with our expenses and budget. By making this change to the assessment this year, our 2012 budget will meet the expenses projected next year.

As we approach the cold winter months, please remember that all sidewalks need to be shoveled and cleared within 24 hours after the snowfall. As our children walk to school and to the bus-stops, we need to maintain the safety for all with clean sidewalks. The Board will be enforcing the Snow Removal Policy and, if needed, will fine violators of this policy of up to \$200 per occurrence. Please consider the safety of your neighborhood and if you will be away during a snow storm, perhaps you can plan and ask your neighbor to help with your snow removal.

Additionally, the Board is evaluating new Landscaping and Snow removal contractors. This is the largest expense our community has in the budget and our expectation is to have the most competitive pricing with a contractor that provides outstanding service and value to the community. The Board meets every month with the property manager to review the issues important to our community.

Lastly, if you have not done already, please visit the updated CECA website where you will be able to register to obtain access at <http://www.cranberryestates.com>. In addition to the forms and documents, we have a tab to help support local merchants in the community. We are looking for assistance to make this website more dynamic and enhance the communications for our website. We do not need IT technical support but someone who is creative and can help enhance this site or bring new ideas. If you are willing, please let us know by contacting us at assoc@cranberryestates.com.

If you have any questions concerning the association assessments, please feel free to contact our management office.

Sincerely,

Board of Directors
CRANBERRY ESTATES COMMUNITY ASSOCIATION