

November 21, 2018

TO: All Property Owners  
FROM: Your Board of Directors  
RE: Increase in Occupancy Fees for Homeowners

You will soon receive your POA Maintenance Fees statements from FirstService Residential (FSR). These are due no later than January 31, 2019; however, we encourage you to pay these fees as soon as possible. We have many renovation projects budgeted for 2019, and we would like to have 2019 funds available so the schedule we have set will not be interrupted!

There is no increase in POA Maintenance Fees for lot owners. The Board carefully considered a decrease in these fees but decided that the monetary demands of bringing White Bluff back better than ever prevented any decrease.

Homeowners presently pay an Occupancy Fee in the amount of \$150 per semi-annual billing cycle. This fee will be increased \$50 per semi-annual cycle. The increase of \$50 per cycle will go toward much needed funding for our Volunteer Fire Department. The Board reviewed the current and future needs with representatives from the VFD on several occasions and determined that these additional revenues are direly needed to not only keep our community safe but also those who volunteer and put their lives at risk. Homeowners should also be aware that the VFD needs for these funds will go toward keeping our fire department's rating high and **keep homeowners' insurance rates low.**

Lot owners will be paying Maintenance Fees of approximately 72% of what Homeowners will be paying.

Your POA Board is making great strides in bringing back the amenities to first class condition. You will be receiving periodic updates, and we know you will share the excitement of seeing the transformation of our great property!