



Unparalleled Property Services

White Bluff Property Owners Association

Date: December 5th, 2022

To: White Bluff POA

Re: 2023 Annual Budget

As discussed on November 30th during the special called meeting of the WBPOA, there will be increases to the maintenance fees largely due to the increased inflation costs for operating expenses including, chemicals, fertilizers, fuel and utilities. Please be on the lookout for new statements in the mail with your new semi-annual maintenance fee charges.

The **White Bluff POA Budget** covers all expenses associated with running the Association from the security gate at the front of the community to the swimming pools, golf courses, hotels, restaurants and roads. As with any business, the expenses are covered by the revenues collected from various sources. To better assure that maintenance fees and special assessment charges are collected from every property owner, the board has clarified the collection policy. During the transition to Castle Group from prior management, the board decided to clean up the financial ledgers prior to commencing collection efforts. Implementation of these collection efforts will begin with the January 1, 2023 maintenance fee billing.

Should you have any questions about the Collection Policy, please contact SueEllen Kelly at the POA Management Office via email address skelley@whitebluff.com or 254-694-9276 x 111

The statements you will receive by mail display the current and past due (if applicable) amounts owed on your accounts. Please ensure that you pay these amounts before collection efforts go into effect. You can **sign up for autopay** and not have to worry about the statement. Just go to www.castlegroup.com, click on Manage Autopay, and select enroll account in autopay. It's just as easy as that! Signing up for autopay also helps keep our costs down.

You may also make your payment online with an electronic check (\$3.95 processing fee) or credit card (3.5% processing fee.)

The Castle Management Team for the
White Bluff Board of Directors