



September 4, 2025

Subject: Notice of One-Time Special Assessment for Walking Trail Repaving

Dear Belmor Lakes Homeowners,

We hope this letter finds you well. Enclosed you will find details regarding an important improvement project: the repaving of the walking trail around the lake.

Background

At the January and April HOA membership meetings, the Board presented several capital improvement projects for consideration. Homeowners attending these meetings prioritized repaving the walking trail as the most urgent need, citing both safety concerns and the trail's declining condition.

During the July meeting, the Board presented payment options and obtained input from residents. As one member noted, the walking trail has been deferred for years due to cost, but the time has come to act. The trail is used daily by families, children, and senior residents, and its current condition presents safety hazards and liability risks for the community.

Project Details

The Board has diligently sought competitive bids, reviewed three proposals and selecting the option that provides the best value and long-term benefit. After careful review, concrete replacement was chosen over asphalt due to its advantages:

1. Longer lifespan (up to 50 years vs. 15–20 years for asphalt)
2. Lower maintenance costs
3. Greater heat resistance
4. Smoother, safer surface
5. Overall cost efficiency

We have included with this letter the scope of work of the project and details to ensure each homeowner is informed and has all of the facts. In addition, complete bid details are on the website.

Assessment Information

At the most recent membership meeting, homeowners voted to approve a **one-time special assessment of \$500 per household** to supplement the cost of the project. This assessment is in addition to your regular HOA dues.

Payment Options

To accommodate residents, three payment plans are available:

- **Option A:** One-time payment of \$500 due **October 31, 2025**
- **Option B:** Two payments of \$250 due **October 31, 2025** and **November 30, 2025**
- **Option C:** Six payments of \$83.33 due **October 31, 2025; November 30, 2025; December 30, 2025; January 30, 2026; February 28, 2026; and March 30, 2026**

Payments may be made by mail or online at www.belmorlakes.com

We recognize that any assessment is a significant request, and we thank you for your cooperation in helping us maintain and improve our shared community amenities. The repaved trail will enhance safety, preserve property values, and provide enjoyment for all residents for years to come.

If you have any questions about this assessment or the project, please contact the HOA Board.

Sincerely,

Belmor Lakes Homeowners Association Board