



# COUNTRY CLUB TOWNE HOMES

## NEWS YOU CAN USE \* NOVEMBER 2024

### 2025 HOA FEE INCREASE

January 1, 2025 brings a New Year and a new fee structure for your HOA. Inflation and aging infrastructure are forcing an increase in the cost to maintain the appearance, function, security and property value of our neighborhood. It is also necessary to maintain sufficient cash reserves to meet our insurance deductible in the event of a catastrophic occurrence (fire or storm), and make emergency infrastructure repairs as needed. Your support is appreciated!

### WE HAVE A LOT IN COMMON

The general common elements include the land, buildings, structures and all improvements, except for portions contained in the 145 Towne Home Units (Declarations Article G). The common elements are jointly owned by all unit owners as “fractional ownership”. The Board of Governors does not have the authority to cede any part of common area to any individual owner for their personal use. On the contrary, the Board is responsible for preserving access to common areas for maintenance and safety purposes. Unit owners must not block or restrict access to any part of common area or make any addition or alteration to the exterior of their unit without a signed Architectural Request Form that approves such change.

### New Board of Governors

**Susan Lewis (#47), President**

susanlewis846@gmail.com

**Eva-Marie Leahey (#91), Vice President**

evaleahey@gmail.com

**John Winstead (#75), Treasurer**

johndavidwinstead@yahoo.com

**Nelda Rodriguez (#117), Secretary**

reneandnelda@gmail.com

**Paulette Shaw (#85), Member**

shawpaulette19@gmail.com

### Take Care

PLEASE BE EXTRA VIGILANT WHEN DRIVING OUT THE EVERHART ENTRANCE TO CCTH. PEDESTRIANS ARE DIFFICULT TO SEE APPROACHING ON THE SIDEWALKS. WE'VE HAD A FEW NEAR MISSES ALREADY.

### Insurance Renewal

By now you should have received the billing for the 2025 insurance premium. If not, please call the Office—Michelle has a copy of every unit's invoice. Fortunately our premium only increased by 2.6%. Please make your payments to Carlisle promptly. Fines will be applied to premiums not paid by November 5,

**HOMEOWNER HUDDLE NOVEMBER 13, 2:00—3:00 pm , IN THE OFFICE**