



MAINTENANCE CORPORATION

WWW.BALLYMEADE.ORG

March 1, 2024

Dear Ballymeade Homeowner.

At the Ballymeade Annual Community Meeting held Monday, February 26, 2024, an important motion by the Board of Directors was implemented to amend to the Capital Improvement Assessment at Re-Sale, currently \$450.00, to two-times the Annual Maintenance Fee was passed by unanimous vote.

As a Ballymeade homeowner, the two key points you must be aware of are as follows:

- This assessment does not impact you as a current owner until you put your home up for sale.
- If your home is currently listed, or under contract to be sold, this does not apply to you.

Effective immediately: If you put your house on the market, you will need to indicate on the "Seller's Disclosure Form" that a one-time, non-refundable "Capital Improvement Assessment" of two-times the Annual Maintenance Fee will be paid by the buyer at the time of settlement, payable to the Ballymeade Maintenance Corporation.

If you are interested in understanding more about the rationale for this Capital Improvement Assessment, more information and answers to questions you may have are available on the Ballymeade website, www.ballymeade.org or by contacting Ron at PENCO to receive a copy at rwhite@pencomanagement.com.

Respectfully submitted,

The Ballymeade Maintenance Corporation
Board of Directors