

Tailholt Metro District

November 7, 2023

Dear Tailholt Metro District Residents,

We hope this message finds you and your family safe and healthy. The past year has presented many new challenges to our community, with increases in insurance, utility costs, labor costs, material costs, and including a rise in vandalism to THMD property. These challenges have changed how we operate as a Board and how we manage our common areas within the community. We continue to look towards the future while keeping our community a desirable place to live.

On October 26, 2023, the Board held a meeting and discussed the budget, going over current items and long-range items. The meeting focused on our current and future maintenance expenses.

Unfortunately for our community, with much needed maintenance to our district fences, tree replacement, site drainage, over all tract maintenance, irrigation pumps, and general irrigation maintenance. The O and M rates will need to be raised to cover the growing expenses for the 2024 budget and future reserves.

The O & M fees will be increased \$27.00 a quarter, making the new quarterly O & M fee \$175.00. Over all the O & M fees will be \$700.00 a year, effective January 01, 2024.

Also, the Board recognizes the need to build its reserves. The District has a balanced budget which focuses on daily operations and building reserves. Failure to generate reserves adequately could, in future years, result in either special assessments beyond annual dues or District property runs the risk of deteriorating.

The Tailholt Metro District Board of Directors agreed that they have a fiduciary responsibility to the community to maintain the level of expectations in the community of Tailholt Metro District for you and future residents.

If you have any questions, please feel free to contact the District office.

Thank you,

Tailholt Metro District Board

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