

## POINTE SERVICES ASSOCIATION INC

December 2015

Dear Pointe Services Association Member.

**2016 ASSESSMENT-** The 2016 PSA assessment will be \$540 per year/\$135 per quarter. Reflecting a reduction of \$5 per quarter from the 2015 amount. The lot only fee will be \$80 per quarter. Those unit owners who rent their units will also be assessed an additional \$100 in the 3<sup>rd</sup> quarter billing, due in July 2016.

Please make your checks payable to the Pointe Services Association at the address indicated on the invoice. Owners can view their HOA account in detail via the internet through the Association access link and also pay their HOA dues on line; Visa, Master Card, Discover and E-Checks are acceptable, convenience fees do apply. Learn more by visiting our management company's website at [www.cas-indiana.com](http://www.cas-indiana.com).

**Please note that if your quarterly installments of the assessment are not received in full by the end of the month in which it is due then a late fee of \$25.00 will be added to your account.** If your account is turned over to the PSA collection attorney for non-payment, then the entire remaining 2015 balance of the unpaid annual assessment becomes due immediately per the enclosed PSA Delinquency Procedures Policy. Please direct questions regarding your account balance to our financial management company, Community Association Services of Indiana toll free at 877-875-5600. Property and administrative concerns may be directed to your Village Board.

**2016 PSA WEB SITE-** The PSA web site located at [www.pointeservices.org](http://www.pointeservices.org) has been updated and includes information for PSA, Security, and all village covenants and by-laws. Please use the SUBMIT QUESTION tab to report any questions or concerns.

Potential e-mail distribution list- Would you like to receive PSA notices and information via e-mail on a timelier basis than these letters in your quarterly assessment billing? If so, let us know via the SUBMIT QUESTION tab on the PSA web site.

**2016 PSA BUDGET-** The PSA Board approved a Budget for 2016 totaling \$519,780 in planned expenditures (see the attached Budget Highlights). This budget includes funding for a \$200,000 agreement with the Eagle Pointe Golf Resort. Although the funding was approved as part of the 2016 Budget, the Board will also have to review and vote on a detailed agreement of projects, which has not yet been finalized. Once an agreement is approved, owners will be able to pick up a 20% discount card in the amount of \$300 from the Eagle Pointe Clubhouse in January. Unused discount cards from 2015 will not expire and may be used in 2016. The discount card can be used from pre-tax purchases for food, beverages, & memberships up to the \$100 card value.

### **Completed Projects for 2015**

- Six bridges on the golf course were replaced.
- Pond pump replacement at hole #10.
- Increase water flow and add lighting to waterfall on Hole #10.
- Clubhouse roof was repaired.
- Five Identification signs on building and parking lot.
- Recirculating pumps added to pond on hole #4.
- Replaced neighborhood signs at gate #1.
- Paved road to LaSalle Woods and restriped all roads.
- New flooring at Eagles Nest.

Balance remaining to be carried on to the following year per agreement with Thompsons.

**2016 PSA COMMUNITY TV SERVICE-** As part of the approved budget, the PSA Board voted to allocate \$30,000 to maintain basic TV service for over-the-air channels. Approximately half of the \$30,000 budget for 2015 is still remaining. Please report any service issues via the SUBMIT QUESTION tab on the PSA web site.

### **Highlights of 2016 PSA Budget**

- Assessment reduced from \$560/year to \$540/year.
- \$200,000 capital expense for Eagle Pointe Resort-PSA \$300 20% discount cards for property owners.
- \$180,000 for security service.
- \$50,000 reserve expense for PSA road repair project.
- \$30,000 expense for PSA community TV.
- \$21,800 for CASI management fee, postage, & printing.
- \$15,000 for street light electricity.
- Security system maintenance to \$5000.
- Road repair reserve deposit at \$48,000/year.
- Security system reserve deposit at \$12,000/year.
- \$75,000 reserve expense for sluice repair project.

Sincerely,

Susan Slaven, Secretary

Pointe Services Association Inc.

Enclosures; Invoice with return envelope, Delinquency Procedures Policy.