

WHY DO MY MAINTENANCE FEES KEEP GOING UP?



- ❖ Insurance premiums are one of the major expenses for the Association. While Management shops the Insurance Policy on a regular basis, premiums are always on the rise. The Insurance covers general liability, worker's compensation, umbrella coverage and directors and offices coverage.
- ❖ Mother Nature is unpredictable. The cost for removal of snow and proper maintenance of ice conditions continues to rise as well. Most Condominium Associations Special Assess their unit owners to cover snow removal services. Your Association properly budgets in order to avoid a Special Assessment later in the year. While this cannot always be predicted, the Association works very diligently in preparation of this budget line item comparing it to past history.
- ❖ Enhancing the property value is the responsibility of the Board. In order to maintain a highly marketable property with good "curb appeal", ground improvements such as replacing shrubs, trees, mulching, etc. are essential.
- ❖ Also keep in mind the impact to the budget that occurs when unit owners fail to pay their maintenance fees. This not only affects the ability for the Association to have the proper funds to pay for the operating expenses, but there are also expenses for the attorney to pursue legal action against the non-paying owners, which are advanced by the Association and then hopefully collected from the unit owner once he or she pays or the unit is sold. The Association also places a lien on the non-paying, unit owner's property but those liens typically do not get paid until an owner either refinances his or her unit or sells it.

We hope that we have been able to adequately respond to your concerns as to why your maintenance fees increase. If you have any questions regarding this matter or wish to discuss any other Condominium Association related business, please do not hesitate to contact the office during normal business hours.

Thank you.