



Sharon Garbarz <sgarbarz01@gmail.com>

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## Blue Heron Pointe 2024 Supplemental Assessment Notice - Additional Information

1 message

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**donotreply@homesteadpm.com** <donotreply@homesteadpm.com>  
To: Sharon Garbarz <sgarbarz01@gmail.com>

Wed, Feb 28, 2024 at 11:57 AM

Dear Homeowner -

This additional communication is being sent in response to questions received about why the 2024 assessment is different from the estimated assessment, provided in the 2022 10-year plan. This provides greater transparency for your information.

The 2024 estimated Supplemental Assessment included in the 10-year assessment plan was based on preliminary timing and estimates created in mid-2022. All quotes received in 2024 were generally higher than those from 2022 due to increases in materials and labor costs. As discussed below, some project timing was pulled forward to complete surrounding aesthetics, which should reduce the forecast for these items in later years. Finally, some additional projects were not specifically considered in the original plan, but felt to be necessary to complete the project in keeping with the status of the community.

More specifically, the increase of \$1,841 per homeowner in 2024 from the 2022 estimate is made up of three pieces:

- Blue Heron Pointe
- (1) Concrete costs. These costs have dramatically increased over the past two years due to higher material and labor costs. While the Board was able to reduce the cost quoted in 2024 after intense negotiation, the driveways were more expensive than originally estimated, but included the walkways/steps which were not originally planned. The replacement of parking and mail pads were also pulled forward in 2024 in order to complete all the concrete work. The result being an increase in the Supplemental Assessment from the 2022 forecast by \$1,300.
  - (2) Gazebo landscaping, and new bridge. These projects were not specifically considered in the original plan but felt to be necessary to complete the project in keeping with the status of the community. The bridge was originally planned for repair, but the fixes became so extensive that it was a better long-term cost strategy to build a new bridge. The result being an increase in the Supplemental Assessment from the 2022 forecast by approximately \$480.
  - (3) Contribution from Operating Account. BHP's Operating Account is funded by our monthly dues. In the 2022 10-year plan, it was forecast to use approximately \$63,000 from this account to offset the Supplemental Assessment. However, the Board reduced this amount to \$50,000 to keep our Operating Account in good standing. The result being an increase in the Supplemental Assessment from the 2022 forecast by approximately \$90.

The board believes these expenditures are making a significant impact on the look of the complex and will result in continual increases in home values. They will continue to look for ways to minimize costs and maximize value for these capital improvements.

Sincerely,

Blue Heron Association Board of Directors

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