



Sharon Garbarz <sgarbarz01@gmail.com>

Blue Heron Pointe 2024 August Supplemental Assessment

1 message

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

Fri, Jun 28, 2024 at 1:10 PM

NOTICE of 2024 SUPPLEMENTAL ASSESSMENT Blue Heron Pointe Homeowners Association

June 28, 2024

Dear Homeowner,

As communicated on February 22nd, the 2024 Supplemental Assessment was set at \$3,900 to support capital projects this year. On August 1st, the 2nd installment of \$1,950 is due.

As you can see throughout the complex, a lot of work is already complete or underway. The pavilion (previously referred to as the gazebo) is complete and the area is landscaped. It looks beautiful and has already held several events for the community. The concrete replacement of our driveways, parking areas, and mailbox pads is underway and is expected to be completed this year. The new road signs are on order and expected later this summer.

Please make your payment in one of two ways:

- An additional one-time electronic payment via your bank to the same Homestead account you use for your monthly payments.
- Send a check payable to Blue Heron Pointe at Homestead Property Management, [41200 Bridge Street, Novi, MI 48375](#).

Once again, the capital budget is summarized below.

<u>2024 Capital Projects</u>	<u>Projected Amount</u>
Finish driveway, walkway, parking, and steps replacement	\$480,000
Pavilion / Gazebo	
• Landscaping	\$25,000
• Sealer	4,000
• New bridge	<u>40,000</u>
Total Gazebo	\$69,000
New Roadway Signs	\$55,000
Total Capital Plan	\$604,000
Less 2024 Reserve Budget Contribution	<u>\$50,000</u>
2024 Funding Requirements	\$554,000
Funding Requirements Thru Assessment	\$544,000
Planned 2024 Assessment per Co-Owner	\$3,900
April 1, 2024 Assessment due per Co-owner	\$1,950
August 1, 2024 Assessment due per Co-owner	\$1,950

Please note, Supplemental Assessments paid after August 10th, will be assessed late fees. Please contact Valencia@homesteadpm.com if you have questions.

Sincerely,
Board of Directors
Blue Heron Pointe Homeowners Association

[To unsubscribe, click here](#)

Powered by CINC Community Association Management Software