



2551 SOUTHALL RD EXT, RALEIGH, NC 27604
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TO: Hedingham Community Association Property Owners
RE: 2018 Hedingham Community Association Assessments

December 2017

Beginning January 1, 2018, the monthly assessment for the Hedingham Community Association will be increased by \$4 per month to a total of \$50. Note that townhome owners pay an additional \$63.25 per month (unchanged) for a total of \$113.25. Oakland Hills owners pay \$120 per month in addition to the \$50 for a monthly total of \$170.

The monthly \$50 HCA assessment covers the expenses for all of the community's amenities (pools, tennis courts, gym, aerobics room, weight room, playgrounds and the use of the Hedingham golf course). Also included in the \$50 per month is the maintenance of all of the common areas and buildings (clubhouse and athletic center), salaried and hourly staff, management contract, liability insurance, security patrols and security systems at the buildings, utilities and communications systems and social events. Attached is a summary of the 2018 budget.

This additional revenue is needed to pay additional payroll costs, including the addition of a third full time salaried employee and for the addition of more security cameras at the pools and athletic center. As the buildings, pools and other infrastructure ages the maintenance costs at the buildings and facilities require more maintenance and more expense. The additional full time salaried employee will allow management to respond more quickly to inquiries and complaints and follow-up on architectural requests, Covenant violations and other owner related issues.

Considering the size of the community and number of amenities offered Hedingham continues to be among the best values of all communities in this area!