



19 Church Street North Attleboro, MA 02760  
Trustees: tgettrustees@yahoo.com  
Billing: tgetbilling@yahoo.com  
Lockbox address: P.O. Box 436, North Dighton, MA 02764

November 30, 2023

Dear Trey Gardens Unit Owner:

As everyone is well aware, costs continue to increase. While we endeavor to keep expenses as low as possible, with expenses constantly increasing the 2024 fees have increased slightly each month. The 2024 budget, a guideline the Trustees utilize in their fiduciary responsibility to the Trust and owners in maintaining the building and necessary legal representation, is enclosed for your records.

Below are the monthly 2024 assessments. Please note this year the same fees are due each month. If you pay via your bank's bill pay system, please make the appropriate updates:

<u>Unit</u>	<u>January – December</u>	<u>Unit</u>	<u>January - December</u>
1	\$283.00	6	\$218.50
2	\$283.00	7	\$250.25
3	\$309.00	8	\$250.25
4	\$309.00	9	\$283.00
5	\$218.50	10	\$283.00

Condo fees are due the first of each month and may be paid either by mail or via the secure payment link on our website, [www.treygardens.com](http://www.treygardens.com). To ensure prompt receipt please always mail payments to the lockbox address. We encourage you to pay electronically as we continue to notice delays in receiving mailed payments. If you are paying via your bank's bill pay system, please be aware your bank mails checks to us.

Thank you in advance for continuing to pay your monthly condo fees on time. Your on-time payments allow us pay our expenses in a timely manner. Associated fees remain the same – a \$30 late fee assessed on any unpaid balance not received by the 15<sup>th</sup> of the month and a \$25 fee for payments returned to the Trust for any reason by your bank. Fees remaining unpaid after sixty days are liable for forwarding to our attorney for collection, with the unit owner responsible for any additional fees and legal costs incurred. If you find yourself in financial difficulty please contact our bookkeeper, Lin Sherman (508-824-1074, [clients@alpicebookkeeping.com](mailto:clients@alpicebookkeeping.com)), to confidentially discuss arrangements and establish a mutually agreeable payment plan that will allow you to bring your account current without incurring these additional legal costs.

Please remember with the coming winter season we will be alerting you to remove vehicles from the parking lot when we are aware the snowplow will be arriving. Recently we requested updated contact information from all owners and residents. If you change your phone number or email address at a later date, please let us know as soon possible after doing so and we will be able to update our records accordingly. We will continue to provide as much notice as possible before the plow arrives so you may remove your vehicle(s) and avoid incurring a safety fine.

Our best wishes for a healthy and safe 2024.

Trey Gardens Condominium Trust Board of Trustees  
Peter Olivier Susan Hamm Kenneth Wagner

enc: 2024 budget