



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

November 21, 2025

**NOTICE OF SPECIAL ASSESSMENT & 2026 CONDO ASSESSMENT**

Dear Trey Gardens Unit Owner:

The Board continues to work diligently to provide a safe and secure building while working to keep expenses as low as possible and maintain our fiduciary responsibility to the Trust and owners. Over the past two years, the work included in the special assessment has either been completed or scheduled for completion. Rather than estimating costs, the Board opted to keep owners informed regarding the on-going assessment work and fund expenses to ensure accurate numbers. The special assessment includes long overdue interior painting and carpeting, lighting, and the fob system which will, after the final work is completed shortly, include both exterior and storage room door access.

It was previously advised the special assessment would be announced in November and, as you are aware, the annual condo assessments are announced in December. Because these announcements would only be weeks apart, the Board felt it was best to announce both now rather than just the special assessment. Below you will find information on both assessments.

Condo fees remain due on the 1<sup>st</sup> of the month. The due date for the special assessment is the 20<sup>th</sup> of the month and may be paid, interest-free, over 24 months if you prefer to pay in installments. Fees may be paid at one time if you prefer but we have elected to split the due dates to assist you with budgeting. Payments may be made either by mail or via the secure payment link on our website, [www.treygardens.com](http://www.treygardens.com).

**2026 CONDO FEE**

*Due 1st of the month – first payment due January 1, 2026*

<u>Unit</u>	<u>Fee</u>								
1	\$393.00	3	\$428.85	5	\$302.35	7	\$347.10	9	\$393.00
2	\$393.00	4	\$428.85	6	\$302.35	8	\$347.10	10	\$393.00

**2026 SPECIAL ASSESSMENT**

*Due 20<sup>th</sup> of the month – first payment due January 20, 2026*

*Below is the total assessment per unit. Payment options are outlined on the following page.*

<u>Unit</u>	<u>Fee</u>								
1	\$1,571.33	3	\$1,708.32	5	\$1,224.48	7	\$1,395.57	9	\$1,571.33
2	\$1,571.33	4	\$1,708.32	6	\$1,224.48	8	\$1,395.57	10	\$1,571.33

Thank you in advance for continuing to pay your monthly condo fees on time, which allows us to pay expenses in a timely manner. Late and returned item fees remain the same; however, the \$30 assessed on any unpaid balance has been changed to unpaid balances not received by the 20<sup>th</sup> of the month from January 2026 through December 2027 to accommodate payment of the special assessment. The \$25 fee for payments returned by your bank is still applicable regardless of date. All fees remaining unpaid after sixty days may be forwarded to our attorney for collection, with the unit owner responsible for any additional fees and legal costs incurred. Should you find yourself in financial difficulty please contact our bookkeeper, Lin Sherman (508-824-1074, [clients@alpicebookkeeping.com](mailto:clients@alpicebookkeeping.com) or [tgctbilling@yahoo.com](mailto:tgctbilling@yahoo.com)), to confidentially establish a mutually agreeable payment plan that will allow you to bring your account current without incurring legal costs.

As a reminder, during the winter months we use OneCall to alert you (and your tenants if you are a unit-owner investor and we have your tenant's contact information) when the plow is arriving. We always attempt to provide as much time as possible to remove your vehicle from the parking lot and avoid incurring safety fines. Unfortunately, we do not always receive very much time in which to alert you. If it's snowing, please be prepared to move your vehicle with short notice. Thanks to your prompt cooperation we have had relatively few issues with snow removal over the years and sincerely hope this year cooperation will continue.

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

enc: 2026 budget and special assessment payment schedule

## 2025 Unit Special Assessment & Payment Options

*Due the 20th of month*

### Payment Options 1-12 months

Unit No.	1	2	3	4	5	6	7	8	9	10	11	12
1	\$1,571.33	785.67	523.78	392.83	314.27	261.89	224.48	196.42	174.59	157.13	142.85	130.94
2	\$1,571.33	785.67	523.78	392.83	314.27	261.89	224.48	196.42	174.59	157.13	142.85	130.94
3	\$1,708.32	854.16	569.44	427.08	341.66	284.72	244.05	213.54	189.81	170.83	155.30	142.36
4	\$1,708.32	854.16	569.44	427.08	341.66	284.72	244.05	213.54	189.81	170.83	155.30	142.36
5	\$1,224.48	612.24	408.16	306.12	244.90	204.08	174.93	153.06	136.05	122.45	111.32	102.04
6	\$1,224.48	612.24	408.16	306.12	244.90	204.08	174.93	153.06	136.05	122.45	111.32	102.04
7	\$1,395.57	697.79	465.19	348.89	279.11	232.60	199.37	174.45	155.06	139.56	126.87	116.30
8	\$1,395.57	697.79	465.19	348.89	279.11	232.60	199.37	174.45	155.06	139.56	126.87	116.30
9	\$1,571.33	785.67	523.78	392.83	314.27	261.89	224.48	196.42	174.59	157.13	142.85	130.94
10	\$1,571.33	785.67	523.78	392.83	314.27	261.89	224.48	196.42	174.59	157.13	142.85	130.94

### Payment Options 13-24 months

Unit No.	13	14	15	16	17	18	19	20	21	22	23	24
1	120.87	112.24	104.76	98.21	92.43	87.30	82.70	78.57	74.83	71.42	68.32	65.47
2	120.87	112.24	104.76	98.21	92.43	87.30	82.70	78.57	74.83	71.42	68.32	65.47
3	131.41	122.02	113.89	106.77	100.49	94.91	89.91	85.42	81.35	77.65	74.27	71.18
4	131.41	122.02	113.89	106.77	100.49	94.91	89.91	85.42	81.35	77.65	74.27	71.18
5	94.19	87.46	81.63	76.53	72.03	68.03	64.45	61.22	58.31	55.66	53.24	51.02
6	94.19	87.46	81.63	76.53	72.03	68.03	64.45	61.22	58.31	55.66	53.24	51.02
7	107.35	99.68	93.04	87.22	82.09	77.53	73.45	69.78	66.46	63.44	60.68	58.15
8	107.35	99.68	93.04	87.22	82.09	77.53	73.45	69.78	66.46	63.44	60.68	58.15
9	120.87	112.24	104.76	98.21	92.43	87.30	82.70	78.57	74.83	71.42	68.32	65.47
10	120.87	112.24	104.76	98.21	92.43	87.30	82.70	78.57	74.83	71.42	68.32	65.47

**Trey Gardens Condominium Trust  
2026 Budget**

**Income**

4000 · Income		
4100 · Condo Assessments	134,230.00	
4300 · Laundry Income	<u>7,550.00</u>	
Total 4000 · Income		<u><u>141,780.00</u></u>

**Expenses**

6000 · Trust Expenses		
6012 · Insurance	34,465.00	
6013 · Licenses, Permits & Fees	300.00	
6015 · Office	1,950.00	
6016 · Bank & Finance Charges	100.00	
6100 · Professional Fees	18,610.00	
6160 · Website	<u>600.00</u>	
Total 6000 · Trust Expenses		56,025.00
6200 · Building Expenses		
6201 · Maintenance & Repairs	2,737.00	
6202 · Capital Expense	7,500.00	
6203 · Janitorial	13,260.00	
6204 · Trash removal	6,200.00	
6205 · Security & Alarms	5,300.00	
6209 · Outside Maintenance	5,200.00	
6250 · Utilities	22,200.00	
6270 · Pest Control	<u>1,200.00</u>	
Total 6200 · Building Expenses		<u>63,597.00</u>
Total Expense		119,622.00
Capital Reserves Funding		<u>22,158.00</u>
		<u><u>141,780.00</u></u>