

# *Briar Cove*

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December 1, 2024

JOHN AND CHRISTINE POPP  
842 MANISTEE AVE  
SCHERERVILLE, IN 46375

RE: 842 MANISTEE AVE

Dear Homeowner,

At the annual meeting on November 21<sup>ST</sup>, 2024, the board announced the dues will be increasing for the 2025 year. This was determined while preparing the budget for the upcoming year.

The increase in assessments will help cover the cost of inflation, increased prices of services for our association, and contribute to our reserve fund for capital projects.

**Please be advised that as of January 1, 2025, your monthly assessment for your home will be \$170 per month. Coupon books will be mailed.**

If your account is set up with the automatic deduction through Ardsley Management, you will not need to make any changes as your account will automatically be updated.

If you pay via your bank, please inform them of the change in dues. Please make checks out to Briar Cove .

We appreciate all those who continue to pay assessments in a timely manner as this contributes to our community running smoothly. If you have any questions or concerns, please contact Ardsley Management.

Sincerely,  
Briar Cove Board of Directors