



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 30, 2024

Dear Trey Gardens Unit Owner:

As everyone is well aware, costs continue to increase. The Board continues to work to keep expenses as low as possible while maintaining our fiduciary responsibility to the Trust and owners. We have traditionally raised fees by as slight an amount as possible but that cannot be done this year. Unfortunately, condo fees will be increasing significantly in 2025.

As previously advised, the unanticipated plumbing costs this past fall were covered by the capital reserves. Doing so, however, significantly depleted those reserves and when the plumbing work was done we learned additional work was needed in order to resolve the plumbing problems we have dealt with these past few years for which funds are not available. Trey Gardens is over fifty years old. We can only assume additional work will need to be done to both keep the building safe and in compliance with all applicable codes for everyone at Trey in the coming years so it is crucial we have sufficient capital reserve funds.

Understanding this is a larger increase than in the past, we are offering unit owners two options to pay their annual condo assessments. You may opt to either pay a higher amount each month or a lower amount in January and February and a higher amount March through December. Below are the two options for paying your 2025 assessments. If you pay via your bank's bill pay system, please make the appropriate updates. For recording purposes, your January payment will tell our bookkeeper the option you have chosen. Please remember 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.

OPTION 1			OPTION 2		
Unit	January-February	March-December	Unit	January	February-December
1	\$310.00	\$416.25	1	\$399.00	\$398.50
2	\$310.00	\$416.25	2	\$399.00	\$398.50
3	\$360.50	\$449.70	3	\$435.20	\$434.80
4	\$360.50	\$449.70	4	\$435.20	\$434.80
5	\$268.50	\$314.30	5	\$306.85	\$306.65
6	\$268.50	\$314.30	6	\$306.85	\$306.65
7	\$308.50	\$360.75	7	\$351.41	\$352.10
8	\$308.50	\$360.75	8	\$351.41	\$352.10
9	\$310.00	\$416.25	9	\$399.00	\$398.50
10	\$310.00	\$416.25	10	\$399.00	\$398.50

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 – \$30 assessed on any unpaid balance not received by the 15th of the month and a \$25 fee for payments returned by your bank. 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. If you find yourself in financial difficulty please contact our bookkeeper, Lin Sherman (508-824-1074, clients@alpicebookkeeping.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 investor and we have their contact information) when the plow is arriving. We will try to give you as much time as possible to remove vehicles from the parking lot and avoid incurring safety fines. 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.

Our best wishes for a healthy and safe 2025.

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

enc: 2025 budget