October 2013

Dear Neighbor,

Last December, I sent a letter to all homeowners explaining the tenuous state of our operating budget and the anticipated need to raise our Annual Service Fees in 2013. (visit http://ebriarcliff.org to view a copy of the communication.)

The good news is that because we were able to carefully manage and allocate our monies this year we did not have to request that increase. The bad news is that the time has come when we can no longer defer that increase. This was not an easy decision, but it was an unanimous one.

Therefore, at the Annual General Membership meeting scheduled for December 18, 2013, your Board will be proposing to the membership an annual service fee increase of $35 per half year, or $70 per year. It’s important that you attend that meeting to vote on this change.

If approved, starting in 2014 you would receive a semiannual invoice of $310 each January and July. (If you pay by the due date of the 31st, the $25 early pay ‘discount’ would still apply; any checks received after the due date would pay the full amount.)

It’s important to remember that we have not had an increase in annual service fees since December of 2006, yet the cost of goods and services have steadily risen over those years. In fact, since 2006, the cumulative rate of inflation is over 16% according to www.usinflationcalculator.com)

The reality is that our subdivision infrastructure is aging and we need to make the necessary investment in it if we are to continue to provide the level of services and benefits residents currently enjoy.

The biggest and most important expense will be to our Briarcliff water system; substantial upgrades to the system (originally built in 1954) are required to ensure that we continue to supply our residents with the best quality water. The system has served us well for the last 60 years, but the time has come to modernize and upgrade with a newer, more efficient operating system that will take us into the future.

I’m sure you have many questions. I have tried to anticipate many of those and have included a Q&A sheet. Also included is a listing, to refresh your memory, of all the services and expenses your annual service fees presently cover. I urge you to visit your association website for further information and updates, or contact a Board member if there is something additional we can clarify for you.

Looking forward to seeing you December 18th at a location to be announced on our sandwich boards.

Best regards,

Phyllis Weeks, President
Briarcliff Homeowners Association