



Cardinal Glen of Sterling HOA

SPECIAL MEETING

WHEN: Thursday, 30 March 2023, at 7:00 PM

WHERE: Bahai Center AND online via Zoom

AGENDA: Resolution to Increase Annual Dues

Your HOA has a number of recurring expenses, including common ground maintenance (mowing and landscaping), utilities and insurance, as well as unexpected expenses, such as tree removal and the unpleasant and costly task of removing a deer carcass from common ground.

We have also made many improvements, including planting five Yoshino cherry trees in the entrance median and acquiring and installing our Little Free Library.

However, we have been operating at a deficit for many years, covered by what remains of our savings (the proceeds from the gas pipeline easement many years ago). This is obviously unsustainable.

To cover our expenses and rebuild our reserves, the Board has proposed raising our dues from \$150 to \$195 per year. Since we failed to achieve a quorum on this topic at our Annual Meeting in January, we are calling this Special Meeting to resolve this important matter. Cardinal Glen HOA dues will remain well below those of neighboring communities.

You can vote for this resolution by any one of the following:

- Attending the meeting in-person or
- Attending the meeting virtually via zoom
- Logging into your account on the Cardinal Glen website and voting
- Return your signed ballot as shown on the reverse

Thank you for your attention to this important matter! Light refreshments will be available.

To attend our Zoom Meeting:

<https://aba.zoom.us/j/96200197131?pwd=WEFxMDBkYSt0SnRiZzAvS2Nsd0wvUT09&from=addon>

Meeting ID: 962 0019 7131

Passcode: 887778

One tap mobile: +13017158592,,96200197131#

Dial-in: +1 301 715 8592

If you cannot attend, please fill in & return the ballot on the reverse side, or electronically sign:

<https://cardinalglen.org/hoa-info/faqs/annual-dues/annual-dues-resolution/>

Please consider signing up for paperless delivery of HOA notices and billing. We've spent \$2483 on mailing expenses in the last 3 years alone, not counting this one. To sign up, please edit your profile on our database (not the website) and enter the date in the “**Consent to Electronic Delivery**” field at:

<https://hoadb.cardinalglen.org>

RESOLUTION TO RAISE DUES

Whereas, as the association has been operating at a deficit, and
Whereas, an increase of \$27.46 per year is necessary in order just to break even, and
Whereas, to maintain a healthy reserve to address unforeseen or emergency expenses,
Therefore Be It Resolved that the annual dues assessment is set to \$195.

IN WITNESS WHEREOF, on this _____ day of _____, 2023, I vote

Yea

Nay

Name _____

Signature _____

Lot No: or Street Addr:

Return to:

Cardinal Glen of Sterling Homeowners' Association
P.O. Box 972
Sterling, VA 20167

or email

secretary@cardinalglen.org

or electronically sign:

<https://cardinalglen.org/hoa-info/faqs/annual-dues/annual-dues-resolution/>