

THE TOWNES

IN THE VILLAGE AT SPRINGBROOK FARMS

NOVEMBER NEWSLETTER

Important Updates

- **NEW Landscaping company**
Effective December 2025
- **NEW Community Property Management**
Effective January 1, 2026
- **2026 HOA Fees**

Middle Creek Landscaping

Beginning in December 2025, Middle Creek Property Maintenance (*formerly known as Esquire*) will take over all snow removal and landscaping maintenance for our community. This company comes highly recommended by our neighbors in the cottages, and, as the board actively seeks cost-saving solutions and quality vendors, we anticipate approximately \$5,000 in savings.

Property Management Inc. (PMI)

Effective **January 1, 2026** our community will officially transition from D'Angelo Realty to **PMI** for property management services. We thank D'Angelo for their partnership over the past several years.

PMI has been in business for over 50 years and will be sending introductory correspondence to all residents in the coming weeks including further details on fee collection, contact information, etc.

The board has dedicated ample time to research and select what we believe is the best fit for our community, considering various factors for 2026. Our intention is to monitor PMI's performance closely and, if all goes well, explore a second-year partnership. In the meantime, residents can continue to use our community website to submit service requests and express any concerns.

2026 HOA Fees

To support ongoing community preservation and maintenance, the monthly HOA fee will rise by **\$5**, effective January 1, 2026. This results in a total fee of \$180, reflecting an increase of 2.8%. Over the last 3 years, the monthly fee has risen by about 9%. The HOA has diligently worked to manage the budget and control monthly expenses for residents. However, as our development ages, additional costs for building and grounds maintenance are necessary to uphold our community's integrity and beauty.

Cost Increase Example

Trash Collection & Insurance

The following are two examples demonstrating the increase in costs over the past 3 years:

Trash Collection Cost

2022 annual cost. \$45,000

2026 projected cost: **\$58,000**

-Represents **28%** increase over 3 years

Insurance Cost:

2022 annual cost. \$54,000

2026 projected cost: **\$67,000**

-Represents **24%** increase in 3 years



As we head into the cooler months, we want to thank everyone for keeping our community safe this fall. Please remember to prepare your homes for winter, drive safely on frosty mornings, and lend a hand to neighbors who may need it.