

TIMBERCREEK HOMEOWNERS ASSOCIATION, Inc.

c/o Haag Management
2295 NW Corporate Blvd., Suite #138
Boca Raton, Florida 33431
Phone (561) 241-0285 Fax (561) 241-0389
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December 2024

Dear Timbercreek Homeowner:

The Board of Directors has approved the 2025 Annual Budget for the Timbercreek Homeowners' Association. A copy of the 2025 Budget is on the back of this letter. **Please note that the 2025 Quarterly Maintenance Assessments will increase \$10 per home per quarter, bringing the amount to \$345 per quarter (a total payment of \$1,380 per year).** This increase reflects the annual increases in our contractual agreements, including: Comcast Cable, Liability Insurance, Landscape and Irrigation Maintenance, and Property Management.

The Board approved the budget with the understanding that a special assessment will be considered for 2025 to cover costs for unexpected projects such as lake slopes per South FL Water Management District and new or painted mailboxes, along with a number of maintenance related items in the neighborhood that have been identified by the Board.

Assessments for 2025 will continue to be due quarterly. The quarterly amount of \$345 is due January 1, April 1, July 1 and October 1. As a reminder, your payment is delinquent if it is more than 30 days late and carries an automatic \$25 late fee. Enclosed are payment coupons and envelopes for 2025. Please pay your assessment in a timely manner. Payments should include your lot number and should be sent directly to Timbercreek HOA, Inc, c/o Southstate Bank, P.O. Box 668948, Miami, FL. 33166-9425. **If you pay online, please be sure your online banking or auto-pay websites are set up accurately to reflect the new Assessment amount for the 2025 information.**

A copy of the 2024 financial statement for the Timbercreek Homeowners Association is available to you upon completion free of charge. If you would like a copy of this financial statement, please call Haag Management at (561) 241-0285 x 204 after March 31, 2025.

Please be sure to visit our HOA website at www.timbercreekhoa.org, as it has a great deal of information including ARB request forms, Covenants & Restrictions, Board meeting information, and more.

Thank you to all of our residents who have attended Board meetings and/or volunteered with one of our committees. The Board oversees the numerous activities of the community, along with four active committees: Architectural Review Board (ARB), Maintenance, Pine Crest, and Recreation/Social. If you'd like to volunteer, please contact the Association at 561-241-0285 x 204 or email our Property Manager, Michelle Tallet at mtallet@haagcompanies.com.

The Annual Meeting is scheduled to be held at 6:30pm on Tuesday, February 11, 2025, Three (3) Board seats are up for election. If you are interested in serving on the Board of Directors and intend to run for one of the positions, or if you have questions, please contact Michelle Tallet at 561-241-0285 x 204 or email to mtallet@haagcompanies.com an information sheet stating your interest, please do so no later than end of business (4:30pm) January 06, 2025.

Sincerely,

YOUR TIMBERCREEK HOA BOARD OF DIRECTORS