



HOMEOWNERS ASSOCIATION

April 12, 2024

Re: What Your Assessments pay for

Dear Homeowner(s),

Essex Association Management, L.P. has been selected by the Board of Directors of your association to provide professional management services. Some of the services we provide include collecting association assessments, maintaining the association's books and records and enforcing the community's governing documents. As the managing agent for Iron Horse Village Homeowners Association, Inc., it is our goal to provide your community with quality service while fostering a mutual relationship of respect and trust. Iron Horse Village is a Multi-Unit Type HOA that includes (Bungalows, Villas, Urban Homes, and Townhomes), each with specific quarterly assessments. For a better understanding of what your assessments pay for as a member of the HOA, please see below and attached document. The dollar amounts represent an accurate forecast but can be subject to change depending on unforeseen events and needs that the Association may have throughout the calendar year. We encourage all homeowners to visit the Association's web page to view the approved 2024 Budget with a detailed general ledger and the monthly financials posted at the end of each month.

- **General maintenance of all common areas:**
 - **Mowing, edging, tree trimming, chemical treatments**
 - **Porter services**
 - **Replacement of trees and shrubs in the common areas**
 - **Installation and maintenance of seasonal color changes and mulch**
- **Electricity**
 - **To operate and maintain the Association's common elements and amenities, including lighting and irrigation systems**
- **Repairs and General Maintenance of the Common Areas, Elements, and Amenities**
- **Legal and tax services**
 - **Filing corporate, federal and state taxes, annual audits, and continual maintenance of Association books and records**
- **Insurance premiums**
 - **Ensuring the proper insurance is obtained, maintained, and premiums met**
- **General and Administrative services (including but not limited to)**
 - **Iron Horse Homeowners Association. website, correspondence, collection letters, ACC's, Compliance, postage, supplies, inspections, filing of Association documents, meetings and more.**

Essex Association Management, L.P. has a team of customer service representatives waiting to assist you with any questions you may have regarding your account or the community. Our office is available Monday through Friday from 9:00am to 5:00pm by calling 972-428-2030. You can also reach out to us via the web submission tool located under the “Contact Us” tab on the Association’s website www.ironhorsevillagehoa.com and an Essex Management representative will respond promptly.

Sincerely,

Essex Association Management, L.P., Managing Agent,
On behalf of Iron Horse Village Homeowners Association, Inc.