



## NOTICE OF ASSESSMENT INCREASE

December 22, 2025

Dear Homeowner:

At the open meeting held on December 11, 2025, the Board of Directors reviewed the estimated budget expenses for the 2026 fiscal year. After careful consideration, the Board voted to approve the following changes:

**1. Quarterly Attached Homes Assessment Increase**

- a. The quarterly assessment will increase from **\$165.00 to \$189.75**, effective **February 1, 2026**.
- b. Quarterly assessments will be due January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup>, and October 1<sup>st</sup>. The difference of \$24.75 will be late on February 28, 2026.

**2. Annual Townhome Assessment Increase**

- a. The annual assessment will increase from **\$1,080.00 to \$3,200.00**, effective **February 1, 2026**.
- b. The difference of \$2,120.00 will be late on February 28, 2026.

**Article 4.3, Basis and Maximum of Annual Assessments.** (b) From and after October 1, 2015, the maximum regular annual assessment may be increased by any amount up to twenty five percent (25%) over the preceding year's regular annual assessment solely by the Board of Directors. Any increase over and above 25% of the previous year's regular assessment shall be done on by written approval of two-thirds (2/3) of the outstanding votes (determined pursuant to Section 3.2 hereof) held by Members at a meeting at which a quorum is present.

You can pay online at <https://payments.atgpay.com> or <https://propertypay.firstcitizens.com>. **Please be sure that if you currently have autopay on, you will need to change the auto payment to the new recurring assessment amount.** If your balance is not reflected, you may enter an amount to pay. Management ID: 3136, Association: 936

Should you have any questions, please contact your Managing Agent, Essex Association Management at (972) 428-2030. You may also contact Essex at [www.sangercirclehoa.com](http://www.sangercirclehoa.com).

Sincerely,

Essex Association Management, LP

Managing Agent for Sanger Circle Homeowners Association Inc.