

MARINE CREEK MEADOWS

Homeowners Association

MCM Homeowner Response and Support Requested

Our MCM Board of Directors is actively working to get a Capitalization Fee approved by our Homeowners to be added to our bylaws. This is a fee that is added to the buying agreement when a home in our community is bought. This is a fee that the buyer will pay as a part of the home loan and there are no additional costs to our homeowner sellers. By adding this fee for our community, it will generate revenue for our community to help with the rising costs and to not have to raise our HOA dues any higher. Unfortunately, the board had to vote to increase our dues by 15% to cover the rising costs and be able to continue to add funds into our Reserve Fund for future maintenance on our community property. The past 2 years we have not been able to add the planned funds to our Reserve Fund due to situational events and rising costs. The Capitalization Fee would put our community in a position to not only ensure we are able to add the planned funds to our Reserve Fund, but also be able to complete improvements for our community that have been on our roadmap.

We need our community homeowners to help get this fee approved in our bylaws by an amendment to the covenants and we need 67% affirmative quorum to be able to add this amendment. Attached is information about the meeting that we have set on December 13th to work towards getting this fee voted in by our homeowners. There is also a proxy form available that you can submit online, by email or by mail, to help meet the 67% quorum. If the proxy form is submitted, then your vote will count, and you do not have to attend the scheduled meeting. The link below will take you directly to our Marine Creek Meadows Website where you can submit your online proxy form and below is also a QR code that can be scanned as well. Please help us in our efforts to get this approved as it would be tremendously beneficial for our community and our homeowners.

<https://www.marinecreekmeadows.com/homeowner/dashboard.aspx>



Contact the Property Management Company
Ryan@legacysouthwestpm.com

Contact the HOA Board of Directors:
BoardOfDirectors@marinecreekmeadows.com

www.marinecreekmeadows.com