

Why did our association fees go up?

What changes when the developer turns your community over.

THE SHORT ANSWER

Your fee didn't get more expensive. It finally shows the full cost. To keep fees low while homes sold, many developers cover part of a community's costs. At turnover, that support ends, but the bills don't. The new budget must cover them from owner assessments alone, which can sometimes double or even triple the fee.



STEP 1

During development

The developer controls the board and budget, and may pay bills directly, use its own crews or cover shortfalls.



STEP 2

At turnover

The developer steps away and its support ends. Landscaping, snow removal, insurance, utilities and repairs remain.



STEP 3

The new budget

Owners now pay 100% of the real cost, plus reserves for future repairs. It isn't a new expense.

YOUR BOARD OF DIRECTORS

Makes the decisions

During development, the developer served as the board.

- ✓ Adopts the annual budget
- ✓ Sets the assessment amount
- ✓ Makes the rules and policies

BLACKSTONE MANAGEMENT

Carries out the board's direction

The increase is not a management fee.

- ✓ Gives the board accurate, real-cost numbers
- ✓ Pays the community's own bills
- ✓ Helps plan responsible reserves

Our position: Blackstone strongly recommends that developers fund associations at their true cost from the start. Some don't, because lower fees make homes easier to sell. Healthy reserves now help owners avoid large special assessments later.

HELPFUL TIPS

Attend the meeting

Your board meeting is the best place to ask about the budget.

Read the budget

Look for costs the developer used to cover, and write down your questions.

Ask about reserves

The reserve study shows future repair needs and what to save each year.

Get involved

Volunteer for a committee or run for the board to shape priorities.

Have questions? Attend your next board meeting.

Log in to your **online owner portal** to find the date, time and details.

