

Dear BKRCC Residents,

As your Board, our responsibility is to ensure the long-term stability, safety, and quality of our community. We are committed to maintaining the standards that make BKRCC a desirable place to live, while also planning responsibly for future needs.

After careful review of our operating expenses, vendor contracts, maintenance requirements, and projected capital improvements, the Board has determined that an adjustment to our fees is necessary. **HOA fees will increase to \$325 per month**, effective on March 1, 2026

This decision was not made lightly. Several factors have contributed to the need for this change:

- **Rising operational and maintenance costs** across all service categories, including landscaping, insurance, utilities, and building upkeep.
- **Increased costs associated with the Recreation Center**, including the scheduled replacement of the hot tub, ongoing maintenance of the indoor pool, sauna, and exercise room, and compliance with updated safety and equipment standards.
- **The fact that HOA fees have not been increased in three years**, despite significant inflation and cost increases during that time.

We understand that any increase in fees impacts our residents, and we want to assure you that this adjustment is essential to maintain the quality of our shared amenities, protect property values, and ensure the financial health of the Association. These funds directly support the services, repairs, and improvements that keep our community running smoothly.

If you have questions or would like additional information, we welcome you to attend our next Board meeting or contact the Association at BKRCCboard@gmail.com

Thank you for your understanding, cooperation, and continued commitment to our community.

Sincerely,

BKRCC Condominium Association Board of Directors