

Annual Dues Notice 2026

TO: All CAW HOA Homeowners

Dues Increase: The Board met during the third week of November to approve a budget for the 2026 calendar year. After considering several options, the Board approved a budget that increases the dues to \$480/month/unit effective January 1. This is a \$40/month increase.

The most significant factors which created the need for this increase:

1. *Contribution to Reserve:* The balance in our Operating Reserve account for future major expenses is approximately \$36,500 as of 11/30/25. While we budgeted a contribution of \$9,000 in 2025, that was deferred until 2026 due to higher than anticipated expenses and lower dues income. The 2026 budget includes \$37,000 as Contribution to Reserve.
2. *2026 Reserve Study:* To develop a better plan for ensuring that we have sufficient funds available to cover eventual large expenses (most notably the wave of roof replacements potentially starting in as few as 10 years), we are budgeting \$4,500 for a Level I Full Reserve Study to be conducted by a professional Reserve Study Specialist. Including an unbiased inspection of our existing infrastructure and the evaluation of various funding strategies, our new plan should provide a realistic path for maintaining the financial security of our HOA over the long term.
3. *Inflation and the increasing need for repairs:* Maintaining the high-value condition of our property as it ages requires diligence in tending to repairs. Drainage and irrigation systems fail, roofs develop leaks, driveways crack, and plants become overgrown or die. Next year's budget reflects this reality and the increased pricing that we have experienced over the last few years.
4. *Expenses related to the addition of the new units:* The irrigation systems are not yet fully integrated and work remains to be done in the spring. In addition, funds are earmarked for legal support in ensuring that unsatisfactory construction conditions are addressed.
5. *2026 update to our Covenants:* Our governing documents were created 17 years ago by the original developer of our neighborhood; only two minor amendments have been made over the years. Several provisions were written to favor the developer rather than the homeowners. In the coming year our goal is to modify our Covenants and Restrictions to delete all references to the developer and better align the document with homeowner interests. We have included \$4,000 for legal advice and support throughout the amendment process.

Bottom line, with the dues increase for 2026, Net Income Over Expense is projected to be \$6,387. The Approved Budget is now posted in the Budgets folder in Documents on eNeighbors, along with a detailed narrative.

Actions Required by Residents: This information is posted in the Annual Dues Notice, not just to explain what is occurring, but more important to outline actions to be taken depending on how you pay your dues.

If you write and mail a personal check you should have seen an eNeighbors Bulletin Board message posted by Liz Stredy of CAM on November 12 and received an email message from Treasurer Doug Viehland for instructions to request a new coupon book. In lieu of a coupon book, you can continue to make check payable to "The Cottages at Woodridge" including your CAW account number on the Memo line in the amount of \$480. The mailing address remains the same: Cottages at Woodridge, P O Box 93505, Las Vegas, NV 89193-3505.

If you have your bank prepare a check and send you must notify your bank of the new amount. Since payment is due on first day of the month and considered late by the eleventh, please arrange to begin sending the checks with the new amount before the end of December.

For the online payments, using Automated Clearing House (ACH) or charged to your Credit/Debit card, you will need to log on to <https://bit.ly/hoapayment> and enter your HOA account number. Locate the field showing the charge each month and replace \$440 with \$480. You can also contact the payment services team, 800-690-0984 if you need assistance. Please do so before the end of December.