

**PLEASE READ CAREFULLY FOR
DUES INCREASE NOTICE FOR THE
MCVITTY FOREST CONDOMINIUMS UNIT OWNERS ASSOCIATION:**

EFFECTIVE JANUARY 1, 2026, MONTHLY DUES FOR OWNERS WILL BE:

\$492.00 PER MONTH

DUES MUST BE PAID MONTHLY BY THE 1ST OF EACH MONTH.

The 2026 fees for appliances located in storage rooms are also due on January 1, 2026.

**The current rates are \$75 for a refrigerator/freezer and
\$20 for a dehumidifier or electric car battery.**

Based on the Capital Reserve plan, continued funding of the recent Operating Reserve account for self-insurance and/or one master policy deductible and the 2026 budget, the Association voted at the 11/20/25 Annual Meeting to approve the 2026 budget with an increase in dues to \$492 per unit per month. A copy of the final budget will be available on the website at www.mcvittyforestcondos.com.

Being adequately funded is very important for several reasons, some of which include:

- **It reduces the likelihood of special assessments for capital improvements or replacement of capital components.**
- **Failure to be adequately funded can impact a potential buyer's ability to secure a mortgage.**
- **Failure to be adequately funded can impact a current owner's ability to secure a refinance of an existing loan.**
- **Enables the Board to meet replacement and improvement obligations with the funds available.**

Please submit your new dues amount with your January 1, 2026 dues payment. If you are currently on automated payment of dues your dues will be automatically deducted at the normally scheduled time. Please accept this friendly reminder of management's new mailing address, which is P O Box 20468, Roanoke, VA 24018.

Thank you for your understanding.