



*Summer Winds*  
Homeowner's Association  
1505 Salter Path Road  
Atlantic Beach, NC 28512  
252-247-2080 / [summerwindscondos.com](http://summerwindscondos.com)

September 25, 2017

Dear Summer Winds Homeowner,

Pursuant to Article 14 of the Declaration of Unit Ownership and the Bylaws of Summer Winds Condominiums, Inc., the Board of Directors advises you of the following:

Your Monthly Assessments for the 2017-2018 Fiscal Year Annual Budget for the normal operation, management, maintenance and insurance has been prepared like the past year. The Board of Directors continues to work diligently to fulfill the fiduciary responsibilities to 211 homeowners. There have been many hours over the last year that the Board has met to make decisions and prioritize the needs of this campus. We have continued to strive to make decisions that were in the best interest of Summer Winds. As of this time, the Board is happy to announce that there is no dues increase in the 2018 association dues.

As a reminder, there is only one payment, called the Monthly Assessment of Dues, due the first of each month. Our accounting firm then has a formula, based on percentage, that is applied to insurance, replacement, and dues. This contribution will continue to satisfy the additional eligibility requirement for the established condominium projects for the financing and refinancing as well as continuing to build the replacement fund for future maintenance repairs and replacements in hopes to reduce or eliminate additional special assessments.

Please be advised that if you are participating in the automatic draft with BB&T Association Services, your account will continue to be drafted on the 3<sup>rd</sup> of the month as one total charge – the same amount as last year! **We would like to take this opportunity to encourage you to participate in the automatic draft of payments for your convenience as well as the convenience of the Summer Winds HOA.** You can proceed to set this up using the coupon and information that you will receive in your new coupon book. If you are on a draft, then you will continue with no interruption. If you are paying BB&T Association Services by one of the other methods they provide, you will be receiving this information in late November – early December. The HOA will no longer accept payments. You must be set up with BB&T Association Services to receipt your payments.

Sincerely,



Luther Griffin, President  
Summer Winds Board of Directors