

Subject: Important Update: HOA Monthly Dues & Upcoming Community Gathering

Dear Homeowners,

As our community continues to mature, we are entering a phase where our buildings and shared spaces require more significant maintenance and care. The effects of the harsh Texas climate have taken a toll on exterior surfaces, paint, and trim—particularly around windows, stucco joints, and other exposed areas. In addition, portions of our street will soon require repair. To preserve the integrity, appearance, and value of our community, these upcoming maintenance needs—including exterior upkeep and repainting—will now be incorporated into the HOA budget.

For many years, our HOA dues have remained comparatively low when measured against similar communities in our area. While smaller, gradual adjustments over time might have helped us stay ahead of these rising costs, a new rate is now necessary to ensure that we maintain our community's high standards. The increase in HOA dues reflects the expenses required for essential maintenance and does not yet account for the future improvements we know are needed to continue enhancing our neighborhood.

Beginning January 1st, 2026, the new monthly dues will be **\$300 per month**. We understand that any increase in dues can be concerning, and we are committed to maintaining open and transparent communication as we move forward.

To that end, we invite all residents to a **Community Gathering on Saturday, October 25th at 10:00 a.m. by the pool**. This will be a great opportunity to meet your neighbors, speak with the Board, ask questions, discuss community priorities, and share your input.

We sincerely appreciate your understanding and continued support as we work together to preserve the quality, beauty, and value of Westport Lakeside Villas.

Warm regards,

Gregg Fowler – President

Mitch Michaels – Vice President

Sherry Hill – Secretary

Westport Lakeside Villas HOA Board