



The Villages of Rancho Del Oro
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December 12, 2023

Dear Villages of Rancho Del Oro Homeowners Association Owner:

The Board would like to announce that the assessments for fiscal year 2024 commencing January 1, 2024 through December 31, 2024 will be as follows:

- **The Villages of Rancho Del Oro assessment will increase to \$135.00 a month, per home.**
- **The Miraval Cost Center assessment will remain at \$22.00 a month, per home. The total combined monthly assessment will increase to \$157.00 a month, per home.**
- **The Pravada Cost Center assessment will remain at \$28.00 a month, per home. The total combined monthly assessment will increase to \$163.00 a month, per home.**
- **The Belamar Cost Center will remain at \$22.00 a month, per home. The total combined monthly assessment will increase to \$157.00 a month, per home.**

After careful consideration and thorough analysis, the Board of Directors has determined that a modest increase in assessments is necessary to address several factors affecting our community. We understand that any increase may cause concern, and we want to assure you that this decision has not been taken lightly. The proposed increase is intended to ensure the continued well-being and improvement of our community. Here are some of the key reasons for the proposed assessment increase:

- **Inflation:** Like many communities, we are facing the effects of inflation, which has impacted the cost of goods and services. The increase in assessments is aimed at mitigating the impact of inflation and maintaining the high standards we have set for our community.
- **Insurance Cost:** The rising cost of insurance coverage for our community has become a significant factor in budget considerations. The increase will help cover this escalating expense.
- **Reserve Fund Enhancement:** It is crucial to have a robust reserve fund to handle unforeseen emergencies and capital improvement projects. The assessment increase will contribute to building a stronger reserve fund.

If you pay by ACH (Automatic Clearing House), NO coupon booklet will be sent to you. All other owners will receive coupon booklets for making your monthly payments via mail in December. **If you pay your assessments through online banking, please make sure you update your payment amount with your institution and confirm that payments are mailed to P.O. Box 52982, Phoenix, AZ 85072-2982. If you use Zego/Paylease via the Homeowner Portal for re-occurring payments, please log-in and update your assessment amount.** If you are unsure of your monthly payment method or have questions, please contact AR@Avalonweb.com or call 951-746-5410.

The Board welcomes your attendance at any non-executive Board meeting. At such meetings, the Board of Directors sets policy, which guides the direction of the Homeowners Association. Notice and the meeting agenda are posted on the Association website www.MyRdo.com and in the on-site office.

Sincerely,

Rebecca Warrillow

Rebecca Warrillow, CMCA®, On-Site Community Manager
As Agent for the Villages of Rancho Del Oro Board of Directors