

Millbrook Homeowner's Association
319 Centre Ave, Box 259
Rockland, MA 02370
Email: Millbrook.board.directors@gmail.com
Phone: 781-731-0155

Dear Neighbors,

As 2024 approaches, we wanted to share a few highlights of the board's efforts for 2023

- Street signs have been replaced.
- We have sent out RFPs to multiple landscapers for our upcoming contract renewal.
- We still need new board members. We have had former members help in certain tasks, but we just need voting members. Please consider – you don't need to have an officer position.
- As discussed at our June neighborhood meeting - The Covenants of the HOA will expire on Jan 6, 2024, however the By-Laws will remain intact and dictate how the HOA should conduct business, establish voting rights, the board and officers and assessments, therefore the HOA will remain intact, and dues will be collected as usual to maintain the neighborhood and our property values.
- Since the covenants will expire, restrictions will also expire except where not allowed by the Town of Rockland.

Goals for the board next year include.

1. Bid out the landscaping contract. Our 3-year contract will expire in March. We will be seeking several bids for another 3-year contract to handle the landscaping of the development.
2. Bring on two or more board members. Please reach out to the email address above if interested.
3. Initiate projects, such as a sign at the Morningside entrance and various landscaping tasks to keep the neighborhood beautiful.
4. Look into Solar lights for the park and other sustainable solutions for the neighborhood.

Budget

After reviewing the budget (included with this letter), we have decided to keep annual dues at \$375 for the year of 2024. We were able to increase the reserves this year and hope to continue to work within our tight budget for the benefit of the community.

Dues for 2024 will be **\$375 and must be paid in full by 2/1/2023**. Invoices will be mailed. There will be a \$50 late fee strictly enforced this year. Please contact us via email at Millbrook.board.directors@gmail.com or at 781-731-0155 if you would like to make payment arrangements.

You can pay in the following ways:

- Venmo @Millbrook-Homes (please type address in payment note) Phone digits associated with account are 2482. Do not pay as a business because we are charged fees.
- Drop a check (no cash) at 9 Split Boulder Road (ensure address is in memo)
- Mail a check to the HOA at the address above (ensure home address is in memo)

2023 BUDGET VS ACTUAL & 2024 BUDGET

Item	23 Budget	23 Actual	24 Budget
Insurance	\$5,105	\$7,295	\$7,300
Real Estate Taxes	\$15,193	\$14,699	\$14,500
Tax Return	\$350	\$285	\$285
Utilities	\$9,000	\$8,316	\$8,000
Reserve Account	\$1,000	\$1,000	\$1,000
Office Supplies	\$439	\$444	\$690
Maintenance & Projects	\$4,768	\$993	\$2,500
Landscape	\$34,270	\$34,272	\$37,000
Bookkeeping	\$1,000	\$728	\$725
Attorney Fees	\$3,500	\$3,256	\$2,000
Neighborhood Activities	\$2,250	\$3,101	\$2,500
Bad Account Allowance	\$1,500	\$1,000	\$1,875
Total	\$78,375	\$77,389	\$78,375

Amount in Reserve Account \$17,697.99 as of 12/8/2023

Amount in Checking Account as of 12/8/2023 \$7,305.57

Yearly Dues will be \$375 (\$78,375/209) per household...

Invoices will be delivered in December 2023 and due by February 1, 2024.

We would like to welcome new board member...

Lauren Wilshusen who volunteered to be a General Board Member at our December meeting.

Thank you for your continued support from the 2024 HOA Board...

Katie Gibbs – President

Lisa Canavan – Secretary/Treasurer

Jamie Lewis – General Board Member