

FAIRSTED PARK

Hello Fairsted Park,

The HOA Board approved a supplemental assessment to begin November 1, 2024. Unit owners can pay monthly for up to 12 months or can pay the full amount up front.

Unit Type	Monthly Cost Over 12 Months	Pay All at Once
1 BR	\$ 251.15	\$ 3,013.75
2 BR	\$ 268.48	\$ 3,221.77
3 BR	\$ 289.67	\$ 3,476.08

Be sure to check with your insurance agent to see if you have coverage for assessments. It is an option with condo policies. The coverage would need to have been in place prior to the occurrence of the water pipe burst. We first began to question the water bill with Metro Water in November 2023. Though, check with your agent to be sure of the details of your specific coverage.

Thus far in 2024, Fairsted Park has sustained significant unexpected costs of \$145,982.87 related to breakage of the water pipe leading to the fitness center. The water bill alone rose to \$234,775. Metro Water worked with us to sharply reduce the bill. Other related expenses are listed below. As a result, we are issuing a supplemental assessment.

Holt Plumbing was initially hired for leak detection and pipe repair. When turning water back on to all three buildings, they turned the water on too quickly to the building facing Hillsboro Pike. That burst a common element pipe (serves entire building) in the ceiling of unit 2085. As a result, that became the responsibility of the HOA to cover the repair costs. Holt was immediately removed from the job.

Related to damage at unit 2085. We did recoup two checks from Philadelphia Insurance (our insurance company) of \$7,511.97 & \$9,153.11 = \$16,665.08. Our out-of-pocket expenses were \$44,768.60 comprised of:

- \$8,470.08 Servpro for initial water remediation of unit 2085
- \$35,723.02 Ghertner Maintenance & Repair to fix unit 2085 less
- \$496.50 Hiller for initial visit to view unit 2085
- \$79 to for unit 2085 to pay Lee Co dispatch fee

Total \$44,768.60

- Deductible \$25,000
- Insurance payments \$16,665.08

Shortfall \$3,103.52

Assessment Tally

\$25,000 deductible

\$3,103.52 Insurance shortfall

\$14,415 Hiller backflow preventer at pump house outside of exit gate

\$38,558 Lee Co repairs

\$6,877.35 Lee Co Repairs

FAIRSTED PARK

\$1,135 Old South Landscaping to repair grounds outside fitness center

\$9,577 excess water bill paid in 2023

\$47,317 excess water bill for 2024

\$142,982.87 Total Supplemental Assessment

Lee Co did a fantastic job with isolating the leak and completing the repairs. The repair did cause landscaping damage outside of the fitness center, which Old South Landscaping repaired.

We calculated the average monthly water bill for the 20 months prior to the rise in water bills starting in September 2023 to calculate the excess amount paid on water bills. We did communicate with metro water starting in November 2023 to ask them to inspect our meters. Metro Water was very helpful with inspections and reducing our water bills.

Owners may choose to pay your supplemental assessment in full with the receipt of this statement or may pay using the schedule below.

The supplemental assessment must be paid using a one-time payment method through the owner portal or by mail using the statement coupon enclosed.

If you are currently setup on ACH (Auto Draft) for regular monthly HOA payments, the supplemental assessment will not automatically be drafted on the due date. If you would like to schedule auto draft for your supplemental assessment, please contact our office.

Please note that supplemental assessments must be disclosed on townhome/condo mortgage questionnaires for any potential future buyers. If there is a balance on the supplemental assessment, it would be between the seller and the buyer to work this out during sale negotiations.

If you have any questions, please send us an email at email@ghertner.com for the quickest response.

Thank you,
Jeff Henry
Community Association Manager