



## COMMUNITY NOTICE: URGENT WATER RATE INCREASE, LAUNDRY PRICE ADJUSTMENT & MANDATORY BUDGET MEETING

Dear Residents,

This notice is to inform all residents of a **critical increase in the Association's water utility expenses**, effective **May 1, 2026**. Water rates are projected to increase by approximately **five (5) times** the previous cost, creating a significant and immediate financial impact on the Association.

After careful evaluation and extensive efforts by the Board of Directors and Management, we were able to **maintain the previously approved 2026 budget and avoid any increase in current assessment fees for the remainder of this year**. However, residents should be advised that **this will not be sustainable, and increases are expected during the 2027 budget planning cycle**.

To address the current financial strain and offset escalating water expenses:

**Effective immediately, the laundry usage fee is increased from \$3.00 to \$6.50 per load.**

This measure is necessary and **non-negotiable** in order to help absorb the substantial increase in water costs.

The laundry facilities, once intended as a convenience and revenue offset, are now contributing to rising expenses due to increased water usage and rate hikes.

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### MANDATORY BUDGET MEETING

Due to the seriousness of the current water rate increase and its financial impact on the Association, a **Mandatory Budget Meeting** has been scheduled. The proposed budget is attached for your review.

**Date:** April 30, 2026

**Time:** 10:00 AM

**Location:** Microsoft Teams (virtual meeting)

<https://teams.live.com/join/9332752648669?p=dEv6UzX8XKnfML3ICF>

**Meeting ID:** 933 275 264 866 9

**Passcode:** R4V5Xd

This meeting will address the water rate increase, its impact on the Association's finances, and the necessary steps moving forward.

**Attendance is strongly recommended for all unit owners.**

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## LONG-TERM ACTION PLAN

The Board of Directors and Management are actively working on cost-effective and sustainable solutions, including:

- Exploring **well drilling** to reduce reliance on municipal water
- Identifying opportunities to **reduce or eliminate unnecessary irrigation meters**
- Evaluating **centralization of laundry facilities** to reduce excessive water consumption and meter costs

These measures are critical as water rates are projected to **continue increasing annually over the next four (4) years.**

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## RESIDENT ACTION ENCOURAGED

Unit owners are strongly encouraged to consider **installing in-unit washers and dryers**, where feasible, to reduce dependency on community laundry facilities.

Tenants should **contact their unit owners promptly** to discuss available options.

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The Board understands the impact these changes may have; however, these decisions are **necessary to protect the financial stability of the Association and avoid immediate increases in monthly assessment fees.**

Failure to take these actions would result in **significantly higher costs being passed on to all owners.**

For questions, please contact Management.

Sincerely,  
**Board of Directors & General Manager**  
**Grenelefe Condominium Association**