



Dear Harvest Homeowners,

Enclosed you will find your new assessment billing for the Harvest Residential Community Association, Inc. The Board of Directors has approved an increase to HOA dues to meet the rising costs of services and utilities necessary to maintain the community.

This will be the first assessment increase since the inception of Harvest 10 years ago.

Most of the homes west of Harvest Way are part of the Northlake Public Improvement District No. 1. This PID, administered by the Town of Northlake, would assess 0.21% of a home's taxable value on the home's annual tax bill; these funds, held by the Town of Northlake, would then be provided to FirstService Residential to pay for the maintenance of common area landscaping throughout Harvest. In September, the Town of Northlake voted to set this assessment rate at 0%. This means that the maintenance costs formerly supported by the PID are now the responsibility of the HOA.

As a reminder, your assessments are billed semiannually. If you are set up for auto pay, please adjust your automatic payment to reflect the new amount listed on your statement.

New assessment rates:

Harvest Homeowners West of Harvest Way - The 2024 assessment rate has been set at \$2,070 per year, (semiannually - \$1,035). For homes in the PID, this represents a \$700 substitution in lieu of the PID and a 15% percent increase in assessments. For homes outside of the PID, this is a 15% increase over 2023's assessments.

Harvest Homeowners in Townside – The 2024 assessment rate has been set at \$2,570 per year, (semiannually - \$1,285). This represents a 15% increase in assessments.

Harvest Homeowners in Townhomes** - The 2024 assessment rate has been set at \$2,070 per year, (semiannually - \$1,035). This represents a 15% increase in assessments. The Townhome monthly assessment of \$225 will not change for 2024.

Harvest Homeowners in Duplex homes in The Retreat – The 2024 assessment rate has been set at \$2,570 per year, (semiannually - \$1,285). This represents a 15% increase in assessments.

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Helpful information for this assessment season:

- Assessments are due on January 1st and July 1st.
- Payment must be received and credited to your account on or before February 1 and August 1 to avoid extra fees. Late fees, administrative fees or interest fees will be applied to accounts with a balance due. Payments sent with our preferred third-party payment processor, ClickPay, need 3-5 days to post to your account.
- When setting up your account for auto payment, please set the payment date AFTER the posting of the assessments (after January 1st & July 1st). Setting the date earlier will create a missed payment and the account will be listed as delinquent.
- Please log into Clickpay at www.ClickPay.com/FirstService to ensure your payment schedule is updated for the new 2024 amount.

If you have questions about your new assessment rate, please reach out to your General Manager, Tim Mills, via email at tim.mills@fsresidential.com. He would be happy to meet with you and discuss any questions you may have.

Sincerely,

Board of Directors
Harvest Residential Community Association, Inc.