



**Stonebridge Ranch
Community Association, Inc.**

6201 Virginia Parkway
McKinney, Texas 75071
Office (214) 733-5800
Fax (214) 778-0595

NOTICE OF ASSESSMENT INCREASE

Dear Property Owner,

The Board of Directors is obligated to collect assessments sufficient to cover the annual operating costs of the Stonebridge Ranch Community Association (SRCA). The Board also works to keep assessments as low as possible without sacrificing quality of services. Notably, costs to maintain our common areas and amenities are increasing as the community ages. One of the specific costs is the need to dredge several of SRCA Lakes at a significant cost.

Please be advised:

- The 2021 annual assessment for flat rate lots* is \$840. This is a 5% increase over last year.
- The assessment rate for tax value lots* will increase by 5% over last year—not to exceed \$840.00 (.308576515 per \$100 of assessed value).
- The enclosed billing statement reflects your new rate. Your annual assessment is due by January 1, 2021 and is considered past-due as of February 1, 2021.
- If you have questions re: the enclosed statement, please contact Customer Care at (972) 943-2828.
- If you are unable to pay your assessments by January 1, 2021, please reach out to Customer Care to discuss the terms of a payment plan.

With the cooperation of the SRCA Board, CMA, and our homeowners, we enhance our property values and make our community a beautiful place to live. If you have not done so already, here are two great ways to stay connected:

- Sign up to receive SRCA E-News by email. The opt-in form is located at the bottom right of every page at www.stonebridgeranch.com.
- Set up a private online account with CMA, our professional management company. How? See <https://www.stonebridgeranch.com/your-private-online-account/>.

Sincerely,

Board of Directors
Stonebridge Ranch Community Association, Inc.

**Most SRCA lots are assessed at the flat rate. Tax value lots are owned by original owners in a few original villages in SRCA.*