

CULROSS

40°57'52" N 72°56'29" W

February 2023

Dear Culross Neighbors,

I would like to start with a very sincere Thank You to everyone in the community for your support, assistance and confidence in allowing the board to drive forward and better our very special Culross Drive Community!

Last year was a tremendous milestone of accomplishments with the Ravine Project... from totally destroyed to a fantastic asset complete with even a private Library and Kayak racks... who could have imagined so much happening in one season....and that is just the beginning.

Everyone's support with last year's Special Assessment afforded us the funding opportunity to rebuild and repair the ravine with overwhelming results. This tremendous project undertaking has the ravine, both in appearance as well as structurally, possibly in the best condition it has been in throughout the history of this community.

With that said, we still have a lot to do on both the ravine and upgrades to the community that will help us all in not only home values, but in solidifying Culross being the ultimate private community for generations to come and we certainly want to continue with and build upon the momentum we have going.

Projects and developments of adding to and upgrading common areas for all to enjoy, such as a deck and seating area at the top of the ravine, rebuilding the shed and pump house to become a common storage area for resident's beach gear, developing the pump house area to be an inviting "little parklike setting", securing access to our road, and certainly not leaving out all of the normal maintenance, tree trimmings and cleanups and continued upgrades of the road and our common areas are projects that are all on the docket.

With that said, we ask for a 2023 Special Assessment of \$500 per household in addition to annual dues, which will help in keeping the momentum going in making Culross the best it can be.

Additionally, for convenience and to try to avoid any hardships, we have an online payment system that can accept credit cards or debit cards or even set up automatic payments. Shortly after you receive this letter the new billing system will be emailing you a statement.

And finally, if anyone has the means and desire to donate any amount over the \$500 assessment, it would be so greatly appreciated and tremendously helpful to all. Please contact Angelo, Besa or me with any questions.

Thank you in advance for your help,

Greg Baron, President

If you would like to pay by credit card and have not received an online invoice, please email your current contact information to culrussnews@gmail.com.

A return envelope has been provided if you prefer to pay by check.

2023 Annual Dues \$650.00

2023 Special Assessment \$500.00

Total Invoice \$1,150.00