



May 31, 2024

Greetings Apple Tree Residents! We wanted to update all of you on a few items as we enter the summer season!

2023 DEVELOPER DUES BUDGET RECONCILIATION

On May 28th, members of the Apple Tree team met with the Homeowner Advisory Board to review the Developer Dues Budget from 2023 (dues received vs. actual expenses paid). In addition, Apple Tree discussed the benefits of moving the Developer Dues Fiscal Calendar to June 1 – May 31 annually with the Homeowner Advisory Board. As a result, a 5-month budget was reviewed addressing the time period of January 1, 2024 – May 31, 2024. In the overall review of both budgets, while some expenses continued to see inflation, there was significant savings on snow removal expenses due to a lighter winter. As a result, Developer Dues Assessment Income exceed actual expenses by \$12,690.70 for 2023. In addition, the 5-month budget from January 1, 2024 – May 31, 2024 is projected to also have a surplus of \$9,031.05. Both surplus amounts will be added to the reserve balance. For a pie chart showing the distribution of expenses (courtesy of HAB member Valerie Bound, please see the last page in this letter).

As a reminder, Developer Dues pay for a number of services provided to Apple Tree Residents. Services include:

- Irrigation water distribution.
- Maintenance of Apple Tree's master irrigation water distribution system for homeowners.
- Braeburn Park use (pool, hot tub, cabana, playground, and sport court).
- Braeburn Park maintenance, cleaning, utilities, supplies, etc.
- Braeburn Park landscaping, mowing, edging.
- Liability insurance for Braeburn Park pool, hot tub, cabana, playground, and sport court.
- Landscaping and maintenance of flower beds throughout the community.
- Developer's administration costs (labor, payables, postage, etc.)
- Snow response service (including all equipment use, fuel, labor and supplies).
- Asphalt sealing service (including all labor and materials).
- Electricity and maintenance for street lights.
- Electricity, phone lines and maintenance for automatic gates.

CLUBHOUSE PARK OPENING ANNOUNCEMENT

In just a few weeks, we are excited to open Clubhouse Park at Apple Tree! An Open House event is planned for **Friday, June 14 from 4pm – 7pm** and the official opening will occur **Saturday, June 15 at 8am**. This new amenity will feature a 25x75 swimming pool with sun deck, pool cabana with snack bar, grass park area, dedicated parking, and three lighted pickleball courts. While we are still working on a number of specific details and policies, we wanted to send Apple Tree Residents an overview of what to expect moving forward. Since the Apple Tree Resort Community began more than 20 years ago, one of our goals has been to differentiate our community with attractive resident amenities built proportionate to the number of residents. When Braeburn Park was built 17 years ago, there were approximately 80 homes in the community. As we enter the summer of 2024, we are nearing 200 homes and 24 condominiums. While a significant amount of time, effort, and planning has gone into the design and execution of Clubhouse Park, an equal amount of time has been invested in putting together a plan that makes this valuable amenity as affordable as possible for Apple Tree Residents.

With the upfront capital investment by Apple Tree, as well as the increased costs to operate and maintain two amenities for Residents, Apple Tree has put together a multi-pronged solution that will limit the financial impact to existing Apple Tree Residents.

- Beginning in June, a community enhancement fee will be collected from the purchaser on all new construction purchases as a capital contribution toward both Braeburn and Clubhouse Park. The amount will be the greater of \$5,000 or ½ of 1% of the total purchase price of the lot + completed home.
- An increase in Developer Dues Assessments will be phased-in over a 3-year period. Dues will increase by \$35 per month beginning 7/1/24, and a planned increase of approximately \$10 - \$15 will occur on 6/1/25 and 6/1/26 based upon an the annual budget reconciliation for Developer Dues Assessments.
- In an effort to increase the total number of homes sharing in the ongoing costs, residents of the Vistas Condominiums, Braeburn Lodge Condominiums, and the adjacent gated subdivision Coolidge Heights, will be offered an opt-in opportunity to become “affiliate members” with access to both amenities via a one-time initiation fee and a monthly fee paid toward capital and maintenance costs paid 12 months per year.

YAKIMA AREA DUES COMPARABLES

While the increase in Developer Dues Assessments will move to a range of \$120 - \$155 per month for Apple Tree Residents beginning July 1, 2024, we believe it is important to be aware of the monthly assessments paid in other comparable planned communities in the Yakima Area. Finding a direct comparison is difficult as each community is somewhat different in what they offer, but all of the communities below are either gated or on private roads with snow removal, private road maintenance, snow removal, etc. None of the communities below have access to Resident Amenities of any kind.

- Scenic Estates (gated community in Yakima with no amenities): \$200/month
- Catalyss (gated community with no amenities): \$203/month
- Coolidge Heights (gated community adjacent to Apple Tree with no amenities): \$100/month
- Scenic Ridge Loop (gated community in Yakima with no amenities): \$100/month

ADDITIONAL INFORMATION ON CLUBHOUSE & BRAEBURN PARK

While we are still finalizing a number of policies and will continue to communicate adjustments after opening, the following is a summary of additional information about the operation of Clubhouse & Braeburn Park:

- All Apple Tree Residents who own a single family home will have access to both Braeburn Park and Clubhouse Park. No initiation fee or transaction fee will be required for existing owners.
- Both pools will be available to Apple Tree Residents and up to four (4) guests. Additional guests will be \$5 per guest at Clubhouse Pool (payable at the snack bar). The honor system will be used at Braeburn Pool.
- The existing key fob system for Braeburn Park is in the process of being upgraded and a single fob or credentials on your phone will be used to access both Braeburn & Clubhouse Park. Assuming the new system is fully installed as planned, Amy Brewer will be available in the Construction Office Tuesday June 11th – Thursday June 13 from 2pm – 5pm to obtain new fobs.
- Clubhouse Park will be monitored for the majority of open hours with a pool attendant in the snack bar while Braeburn Park will be continue to be self-monitored.
- Apple Tree Residents and affiliate members will have access to the Clubhouse Pickleball Courts for the majority of open hours. A limited number of hours will be allocated for Apple Tree Pickleball Instruction and Apple Tree programmed Pickleball Events available to both Apple Tree Residents and the public.
- Apple Tree Residents and affiliate members may play Pickleball with up to three (3) guests using a single court. A court reservation app may be used to book court times via www.appletreeresort.com.

DEVELOPER DUES ASSESSMENT PIE CHART

The Apple Tree Team and the Homeowner Advisory Board both field a number of questions regarding the costs associated with living at Apple Tree and how the Developer Dues Assessments are used each year. Below is a visual summary of the expense allocation for 2023. If you have questions, please contact the Homeowner Advisory Board.

