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# THE POINTE

NEWSLETTER FOR OBSERVATION POINTE RESIDENTS

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## HOA Dues to Increase January 1, 2025

The current annual HOA dues of \$250 were set by the developer in January of 2007 and have not increased in 17 years. The good news is that 100% of lot owners in Observation Pointe pay their dues each year – a credit to our homeowners! The Board of Directors has always operated within the amount collected from annual dues, paying for insurance premiums, landscaping the common areas, and the annual block party.

As you know, however, the cost of everything has increased since our community was started, and has risen *dramatically* over the last few years. Insurance costs have skyrocketed to the point where our projected operating budget for 2025 will have a shortfall of \$118.

Section 35.5 of the Observation Pointe Covenants authorizes the Board of Directors to increase annual dues by ten percent (10%) each year above the previous year's assessment. This was discussed at the Annual Members Meeting in April and the neighbors in attendance recommended the Board do so effective January 1, 2025. At the June 11, 2024 Board of Directors meeting, the Board unanimously agreed to increase the dues by 10%. Accordingly, **effective January 1, 2025 the annual homeowners dues will be \$275.**

This will provide some needed relief in the short term, but will not keep up with inflation. The Board will monitor the increased cost of doing business and the potential need to increase dues in the future.

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## Everything you need to know about life in Observation Pointe can viewed on our website!

Contact the property manager, read the Covenants & Restrictions, meet the Board Members and Architectural Committee Members, download an ACC Request Form (Exterior Alteration Application), view Newsletters, Meeting Minutes, and Financial Statements, and read Frequently Asked Questions

[www.observationpointe.com](http://www.observationpointe.com)

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### BOARD OF DIRECTORS

**PRESIDENT – DOUG MACINNES**  
**VICE PRESIDENT – MASON STACY**  
**SEC./TREAS. – CHARLIE MILLER**

### ARCHITECTURAL COMMITTEE

**AARON CHERN**  
**LASHAWN RIGGANS**  
**CORY WILSON**

**REMEMBER, BOARD MEETINGS, ANNUAL MEMBERS' MEETINGS, AND ARCHITECTURAL COMMITTEE MEETINGS ARE OPEN TO ALL MEMBERS!**

*Have comments, questions or concerns? Contact our property manager, Lisa Smith, Association Management Support & Services, Post Office Box 3621, Tallahassee, Florida 32315. Telephone: (850) 528-5043. You can email Lisa at [observationpointehoa@gmail.com](mailto:observationpointehoa@gmail.com), or simply use the "Contact" button on our website, [www.observationpointe.com](http://www.observationpointe.com)*