

DSHOA2 2023 Budget and Annual Assessment Approved



laszloha@gmail.com Mon, Nov 14, 12:01 PM (3 days ago)

to DSHOA2 Homeowners

Dear fellow homeowners, the Board of Directors reviewed homeowners comments on the 2023 Budget that was mailed out to you over a month ago and approved the budget as presented with a net \$369 due by January 1, 2023. This amount is based on a 5% increase of \$18 over the 2022 assessment and a one-time credit of \$9. An official letter with details will be mailed/emailed to each homeowner later this month and an invoice in December.

The Board also created a Community Relations Committee with me as Chair and Tyler Beck as a member to work with homeowners/residents who have questions beyond those fielded by Sara Matthews, our property manager at IKO Community Management.

I'm sending out this information now because some of you typically pay bills as soon as you are notified. Note that after our usual 31-day grace period, IKO will assess each delinquent property a \$10 admin fee on the first of February and again on the first day of each month thereafter until account balances are paid. Always include your property account number provided by IKO on all payments. Contact me or IKO if you don't know it.

I will email a separate reminder to each of the ten of you who currently have a credit or debit balance.

Payment Methods:

- By Mail – you can always pay by US Mail. Send your check with property account number to
 - Derwood Station HOA #2
 - PO Box 61024

- Newark, NJ 07101

- By Your Bank's "Bill Pay" or ACH Service. Set up same as by mail but note that some banks take longer to process.

- By Your IKO Portal Payment Service. Create your free portal account even if you pay by mail.
 - Keep management up to date with your latest contact information.
 - Easily recover your password if forgotten.
 - View your account balance and payment history.
 - Get immediate payment confirmation.
 - Communicate with IKO on HOA issues and questions.
 - Verify your contact information in the private Directory.
 - View monthly Board meeting minutes and other documents.
 - View HOA schedules.