

SPECIAL ASSESSMENT NOTICE
MASONRY & ROAD REPAIRS
Due May 1, 2026

Dear community members,

When the 2026 budget was mailed in November 2025, it contained information on the upcoming Special Assessment for masonry repairs. However, due to the harsh winter, pothole repairs, lettering and stripping of the parking area must be included in this capital project, as the pavement markings have faded considerably, making the letters and lines unrecognizable in many areas. To fund this capital project in the total amount of \$ 58,330.00, members will have **two payment options**.

PAYMENT OPTION # 1 - ONE PAYMENT - If you prefer, you can make one (1) payment for the **total due by May 15th**.

OR

PAYMENT OPTION # 2 - FOUR PAYMENTS – If you prefer, you have the option of making (4) installments as indicated below. The first payment will be due on **May 1, 2026**, followed by the second due on **June 1**, the third on **July 1** and the final payment due by **August 1**.

In accordance with the governing documents, late fees accrue on the 16th of the month, if the payment is postmarked later than the 15th of the month in which it is due. **Please note: The installment amount Simplex units is different for the first month because the total cannot be divided into four equal installments.**

MODEL/APPORTIONMENT	Due May 1 st	Due June 1	Due July 1	Due August 1	TOTAL DUE BY UNIT
TOWNHOME – 1.714%x 40 units = \$ 40,000.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 1,000.00
SIMPLEX – 1.209% x 26 units = \$ 18,330.00	\$177.00	\$ 176.00	\$ 176.00	\$ 176.00	\$ 705.00

- **PAYING BY CHECK** - Checks can be mailed with your common charges but **MUST BE IN A SEPARATE CHECK** from your common charge payment. If you prefer to mail them separately, you can use the enclosed envelopes to make these payments. Checks must **be payable to Waverly Estate Condominium Assoc.**
- **PAYING BY PERSONAL ONLINE BANKING** – This is for members who initiate the payment through their personal online bill pay service who then sends a check to us. Please make the Special Assessment payment in a **separate transaction from your common charge payment on or by the due dates**.
- **PAYMENT BY ACH** – This is for members who have authorized Waverly Estates to initiate common charge payments each month by a signed agreement on file - Owners who have selected the ACH service as payment of their common charges will be charged automatically in **four installments** for the Special Assessment installment due on the dates specified. These payments will appear as a **separate transaction from the common charge payment**. **Please ensure funds will be available for the additional payment on the due date.**

Note: If ACH payers wish to make one payment in full on May 1, please contact my office prior to April 25th.

If you have any questions regarding this information, please contact my office in writing at waverlyestates@sbmsi.com or by calling or texting management at (843) 772-0043. Thank you. Board of Managers