

University Glen GSL Exhibit C



**Homeowner Advisory Committee
October 21, 2024**

Maintaining Affordability: CAM Fee Update

- Based on broad community feedback
- New Property Manager
- ~15% reduction in management fees
- Reduced monthly reserve contributions
- Removed social committee

CAM Fee Administration

- Pro-rata, annually adjusted since inception of UG
- Standard practice
- Reflected in UGCAM open annual budgeting process and invoicing
- Everyone pays the appropriate amount

Administrative Review

- Variations in historical documentation
- Exhibit C's do not consistently reflect the pro-rata fee structure
- Everyone has paid the appropriate amount
- Conformity is needed

Administrative Adjustment

- Updated and standardized CAM fee Exhibit C
- Align historic CAM fee collection practices based on pro-rata structure
- All homeowners will be asked to approve new Exhibit C

Transparency Measures

- Publish CAM fee services and rates online
- Implement monthly reporting requirements
- Provide quarterly reports to the Site Authority
- Engage with community through year-round meetings

Questions?

Survey

