Village at Haydens Crossing North Homeowners' Association, Inc.
PO Box 630
Worthington, OH 43085

September 29, 2026

Robert Sievers
5527 Tygart Valley Drive
Dublin, OH 43016

RE: 5527 Tygart Valley Drive

Dear Robert Sievers,

The Board of Directors of Village at Haydens Crossing North Homeowners' Association, Inc. approved the 2027 operating budget. Your 2027 assessment is: $120.00, billed monthly beginning 01/01/2027.

The Board remains committed to keeping expenses under control while meeting the association's obligations. The monthly assessment for the year 2026 will be $120 per month. Village at Haydens Crossing North continues to cover a portion of the assessment dues from Haydens Crossing North Master Association increases. Please remember, owner assessments include two fees- one for Village at Haydens Crossing North (VHCN) and the second for the Haydens Crossing North Master Association (HCNM). Remember, VHCN pays HCNM on your behalf, so you only need to make one monthly payment to VHCN. Your monthly payment is due by the 1st of each month. A late fee will be assessed to any payment received after the 10th of each month.

How Your Assessments Are Determined

Each year, the Board works closely with the management team to develop a responsible budget that ensures financial stability while maintaining the services and upkeep of the community. The budget process includes:

- Reviewing contracted services – Evaluating current service providers, negotiating rates, and obtaining competitive bids if necessary.
- Projecting capital improvements – Identifying upcoming projects, estimating costs, and determining long-term funding needs.
- Analyzing historical and current financials – Reviewing past expenditures, current spending trends, and anticipated cost changes.
- Incorporating expected income – Factoring in any non-assessment revenue such as rental income, late fees, or other sources.

Once total expenses are calculated and expected income is subtracted, the amount is divided among all owners equally, per the governing documents.

Also included with this letter is a copy of the approved budget in a new and improved layout. It now provides a breakdown of anticipated expenses with increased transparency, along with charts illustrating where assessments are allocated. All of us at Capital Property Solutions look forward to continuing to work with you and your association.

Yours in community,
On behalf of Village at Haydens Crossing North Homeowners' Association, Inc.

This Community is Professionally Managed by:
Capital Property Solutions
portal.cpscolumbus.com