Waggoner Trace Homeowner Association
PO Box 630
Worthington, OH 43085

November 05, 2026

Todd Lynch
7850 Waggoner Trace Drive
Blacklick, OH 43004

RE: 7850 Waggoner Trace Drive

Dear Todd Lynch,

The Board of Directors of Waggoner Trace Homeowner Association approved the 2027 operating budget. Your 2027 assessment is $40.00, billed monthly beginning 01/01/2027.

The Board remains committed to keeping expenses under control while meeting the association's obligations. Beginning in 2027, dues will increase for the Villages, Townhomes, and the Carriages. This adjustment is necessary to keep pace with the rising costs of goods and services and to build the association's reserve balance for future capital expenses. These funds will help ensure the long-term maintenance and improvement of our community assets.

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 Par values, 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 Waggoner Trace Homeowner Association

Payment Options

Paying your Association Assessments just got easier! Capital Property Solutions now offers multiple electronic payment options, explore the choices below and pick what's right for you.

Recurring Payment: Total New Balance	Recurring Payment: Flat Rate	One-Time Payment
A fluctuating recurring payment based on your account balance	**A set amount paid at a recurring interval**	**A non-recurring payment setup directly by you**
• **Always Current** Automatically pays the full balance due, even if it changes. • **No Carrying Balances** Helps prevent past-due amounts from piling up. • **Perfect for Variable Charges** Ideal if your assessments include water or fluctuating fees. • **Worry-Free Compliance** Stays in sync with your account so your account is always up to date. **Recommended Option**	• **Predictable Budgeting** Know exactly how much is coming out each time. • **Avoid Late Fees** Automated payments reduce the risk of missing deadlines. • **Saves Time** After setup, manual changes are only needed if the amount changes.	• **Complete Control** Choose the exact amount and timing of your payment. • **Great for Irregular Payments** Pay only when payment is due. • **Useful for Special Assessments or Catch-Ups** Flexible for covering unique situations. • **No Commitment** No need to set up recurring payments. • **Hands-On Visibility** No surprise withdrawals
Owner Payment Info **For online payments you will need the following information:** **Management ID: 7106** **Association ID: WTHA** **Account Number: WTHA62187**	**Payments can be made over the phone by calling** **Western Alliance Bank** **(844)-739-2331**	**Checks can be mailed to** **Western Alliance Bank** **P.O. Box 93003** **Las Vegas, NV 89193**

Electronic Payments can be made/setup through Western Alliance Bank via your CPS Homeowner's portal at: **portal.cpscolumbus.com**