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RE: PLACE A \$150 - \$300 CAP ON HOA FEES

This proposed petition letter is to “Place a \$150 - \$300 Cap on HOA Fees”

HOA fees are sometimes levied against certain properties on a monthly or bi-monthly basis. The fees can sometimes be enormous.

HOA fees typically cover the costs of maintaining common areas, such as lobbies, patios, landscaping, swimming pools, tennis courts, a community clubhouse, and elevators. In many cases, the fees cover some common utilities, such as water/sewer fees and garbage disposal.

It has become common practice to have a HOA fee attached to a property that *does not* have a lobby, swimming pool, tennis court, clubhouse or elevator.

When developers decided to establish committees to oversee HOA Fees for their development they must have taken into account the pools, fitness center/recreation centers, elevators, etc. and that may be the reason for the pricey fees. But now, expensive HOA Fees are generated automatically regardless of what the property has or does not have. It will be up to the HOA Board to determine the fee between \$150 to \$300 for all the amenities, but if the property has no pools, fitness center/recreation center or clubhouse, the fee must be set at the lowest price of \$150.00 per month or bi-monthly basis.

If the HOA Fees are already set the property; meaning monthly or bi-monthly, they cannot be changed to adjust to the new HOA Fees. It will remain monthly or bi-monthly.

This proposal is to place a cap on the amount of money HOA Fees can be.