



## **EAB SPECIAL ASSESSMENT**

May 26, 2017

To: All homeowners of the Willow Creek/Eagle Trace Homeowner Association

The Willow Creek/Eagle Trace Community has many wooded areas included in its common areas. Cost to care for the common wooded area has caused a large burden to the Association recently because of the Emerald Ash Borer (EAB). The EAB bug was found in Willow Creek/Eagle Trace last year and is causing much damage by killing Ash trees inside our community as well as surrounding areas.

More information about EAB can be found:

[https://en.wikipedia.org/wiki/Emerald\\_ash\\_borer](https://en.wikipedia.org/wiki/Emerald_ash_borer)

The EAB is not from this area and therefore very invasive.

The Board of Directors worked with 3 arborists to identify the worst areas that need tree removal to prevent property damage. Phase I of the most dangerous dead trees were removed last year and paid for by the Association's operating fund. Phase II includes the removal of well over 60 trees along with hazard pruning. The Board of Directors has reviewed bids for Phase II, selected an arborist and is scheduling the work to begin this summer.

The EAB bug was not known, not from this area and is highly invasive therefore no funds were budgeted or reserved to plan for its destruction and damage caused. The Board of Directors voted unanimously to assess each homeowner a onetime special assessment of \$175.00 to cover the expenses of Phase II and Phase III. Phase III will include the inspection, possible treatment or removal of the remaining ash trees in the community.

The special assessment of \$175 will be added to your Account on July 1, 2017. Homeowners will be given until December 31, 2017 to pay for this charge without a late fee. This assessment is in addition to the normal quarterly assessment of \$120 per quarter due on July 1<sup>st</sup> and October 1<sup>st</sup> of this year. Those homeowners on direct debit will not have the special assessment automatically taken out of their account. An alternative payment method will have to be used for the \$175 special assessment. Please contact click-pay, 888-354.0135 or [www.ClickPay.com/FirstService](http://www.ClickPay.com/FirstService) for online options or drop a check off at the clubhouse with management.

This decision was not entered into lightly and is not a maintenance item that can be ignored or delayed for the safety of residents, property and property values. The Board of Directors explored many options and discussed this project at length. The wooded areas of our community add to the value of all of our homes. Please contact management with any questions.

Sincerely,

*Marianne C. Fein*, CMCA, AMS

Community Manager, On behalf of the Board of Directors



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