

VILLAS OF STOCKBRIDGE HOA, INC. — State of the HOA as of February 17, 2026

For only the fourth time since 2013, there was a small increase in dues in the amount of \$3.40 per month for 2026. Beginning January 1, 2026, dues will be \$71.65 per month. Unfortunately, costs for services and materials continue to rise and the economy is effecting all of us. Sadly, we have a few homeowners in collection with Saydah Law and a couple in bank and/or HOA foreclosure for failure to pay dues. Even with the ever rising costs since 2020, the Board has continued to make improvements in the community without increasing the annual dues every year because of increased collections & keeping expenses down. The Board has tried diligently to keep costs as low as possible to so that dues are not expensive. Not having a management company has helped the community keep an eye on expenses and costs. Please log in to the Association website at www.villasofstockbridge.com or contact the Association at villasofstockbridge@gmail.com to obtain account information & receive news about our community. For exterior work applications (ARC requests), login to www.arctracker.com/villasofstockbridge.

Proposed major improvements for end 2025 & 2026 (as funds are available and contractors become available to complete work)

- replace cameras and other equipment damaged by lightning strike—some has already been replaced
- paint retaining walls where needed
- upgrade landscaping around pool area & in community where necessary; install mulch; paint retaining walls where needed
- remove island entirely & install fountain—approved several years ago (unlikely this will occur because water level must drop to do this & permit approved by county; water has not dropped since project was approve almost 6 years ago)

Board goals for 2026

- hold community potluck dinner in March or April 2026 for the residents, community garage sale each year, and other events
- continue to improve appearance of community and increase and maintain property values
- continue to enforce HOA declarations & covenants against all homeowners equally to improve the appearance of the community because a clean, well-maintained community increases property values & is a nice place to live
- continue collection efforts through the Association attorney, Saydah Law, including foreclosure against those homeowners who choose not to pay their HOA dues so dues do not have to be increased every year

Collections update

- over \$282,000 in delinquent HOA assessments collected from 2012 through November, 2025
- two homes in bank foreclosure & the HOA has only a few homes in collection proceedings &/or declaration enforcement actions
- Board increased operating & reserve account balances to complete all major projects without imposing any special assessments

Completed projects from October 2013 to present

- sealed Old Castle block retaining walls by pool, tennis courts, 2951 Burlington, 3006 Weymouth, 3019 & 3021 Weymouth (2025)
- paint curbs and curb stops in the community and assign parking spaces to resident with the ability to only park 1 car (2025)
- repaint pool building, pool decks, playground, bridges, benches, etc. and seal block retaining walls (2025)
- repaired potholes, re-paved, & re-striped streets & installed speed bumps (2024), repaired & sealcoated only (2017), installed speed bumps to protect elderly & children against speeders (2013)

- resolved drainage & flooding issues on Portland & 3006 Weymouth (2024), repaired wash out on Quincy and repaired flooding/drainage issues on Hanover/Portland (2023), resolved drainage & flooding issues on Weymouth/Portland & Portland/Hanover & two Portland area (2018, 2016, 2015), resolved drainage & flooding issue on Weymouth (2013)
- removed and/or repaired damaged concrete & replaced broken curb (2024), repaired & replaced sidewalks throughout community (2023, 2016 & 2013)
- installed pond fountain & replaced aerators (2024), installed aeration system to assist with algae control (2017)
- repair damaged wood on pool building (2024)
- repaired & rebuilt playground equipment, park benches, & playground bridge (2024 & 2014)
- cleaned sidewalks & fences (2024, 2023, 2022, 2021, 2020, 2019, 2018, 2016, 2015, 2014, 2013)
- repaired/replaced irrigation well pump (2024), replaced irrigation well pump (2017)
- repaired &/or replaced main irrigation valves, clocks, broken pipes, etc. as needed (2024, 2023, 2022, 2018, 2016, 2015, 2014)
- installed 8 ft chain link fence between Milan & common area behind pool & installed 6 foot chain link behind existing PVC fence on Portland to stop people from kicking out the panels and damaging fence (2023), installed approx 3,000 feet of 6-ft vinyl fences on perimeter of property & along all retaining walls (2014), 8-ft chainlink fence between HOA & Milan (2014), & 8-ft chainlink fence along Harvard (2017)
- repaired underground storm drain pipe at Burlington & Attleboro (2023, 2018 & 2013) (note: repairs are roughly \$1,000 to \$1,200 each time – replacement of pipe is over \$100,000)
- repaired header around pool area saving over \$8,000 & replaced valves, filters, pumps & other equipment (2023 & 2022)
- added additional parking on Portland (7 spaces) & Harvard (4 more spaces), added gravel to existing lots (2023 & 2021), & completed parking lots at Harvard (11 spaces) & Quincy (6 spaces) (2013)
- major tree trimming (2023, 2022, 2017, 2015, 2014, 2013)
- installed new LED tennis court and playground lights (2023)
- resurfaced tennis courts (2022 & 2017)
- landscaping on several islands (2021), pool area (2021, 2018, 2016, 2014, 2013), Attleboro, Burlington Island, & entrance (2016 & 2013)
- upgraded gate entry system at pool & tennis courts (2020) & installed gates with electronic locks at pool & tennis courts (2015)
- replaced concrete flume by playground (2020), installed curb at Quincy (2020), pool (2016), Harvard & Weymouth (2016 & 2015), & Harvard/Quincy (2013), & installed curb stops in some parking areas to prevent damage to community grass & sprinklers (2016)
- purchased new pool chairs (2017)
- installed concrete retaining wall by sign at pool parking area & on Weymouth (2017), replaced wooden retaining walls behind pool, at storm drains, & on Weymouth with brick ones (2015)
- installed new pool roof (2015) & renovated pool bathrooms, installed new lights around pool, painted pool deck (2016)
- installed landscaping lights at entrance & pool area (2016)
- replaced wooden stairs to tennis courts with brick pavers (2015)
- installed cameras at pool, tennis courts, & playground to try to catch & prosecute vandals (2015)
- replaced entrance sign (2015)
- painted concrete retaining walls (2015), painted benches & playground equipment (2023, 2021 & 2015), painted pool deck (2019)
- installed additional overhead lighting on Harvard, at pool & behind pond (2013)