

# Birchwood Commons Association

## Ballot for Vote on July 1<sup>st</sup> 2026 to June 30<sup>th</sup> 2027 Budget

Please review the enclosed proposed budget for July 1<sup>st</sup> 2026 to June 30<sup>th</sup> 2027. The Board of Directors of Birchwood Commons Association have proposed a budget for the upcoming year. This budget is proposing an increase in the monthly common fees from \$325.00 to \$350.00 per month. This is directly due to increased cost and planning for Birchwood Commons funding for future maintenance needs.

In accordance with Birchwood By Laws all budgets must be presented to the unit owners for review and Voted on in an open meeting or by Vote. We are asking that all members of the Birchwood Common Association make every effort to attend this meeting for full review and discussion of the proposed budget. Please bring this ballot with you to the meeting or return it no later than June 24<sup>th</sup> 2026.

### Section 17.4 – Budget Adoption, Rejection, and Approval.

- (a) The Executive Board, at least annually, shall adopt a proposed budget for the Common Interest Community for consideration by the Unit Owners.
- (b) Not later than 30 days after the adoption of a proposed budget, the Executive Board shall provide to all Unit Owners a summary of the budget, including a statement of the amount of any reserves, and a statement of the basis on which such reserves are calculated and funded. Simultaneously, the Executive Board shall set a date not less than ten days or more than 60 days after providing the summary for either a meeting of the Unit Owners or a vote by ballot without a meeting to consider approval of the budget. If, at that meeting or in the vote by ballot without a meeting, Unit Owners holding a majority of all of the Votes in the Association vote to reject the budget, the budget is rejected; otherwise the budget is approved. The absence of a quorum at such meeting or participation in the vote by ballot without a meeting shall not affect rejection or approval of the budget. If a proposed budget is rejected, the budget last approved by the Unit Owners continues until Unit Owners approve a subsequent budget.

I do hereby Accept the proposed budget for July 1<sup>st</sup> 2026 to June 30<sup>th</sup> 2027

I do hereby reject the proposed budget for July 1<sup>st</sup> 2026 to June 30<sup>th</sup> 2027

Signed by Unit Owner. \_\_\_\_\_ Date \_\_\_\_\_ Unit # \_\_\_\_\_