



October 28, 2025

Dear Morgandale Homeowners,

I hope you are well.

Attached, please find the draft of the 2025/2026 budget for your review.

The monthly condominium fee is expected to increase by \$15, from \$277 to \$292, effective January 1, 2026. This increase includes a \$8 per month contribution specifically for capital reserve deposits, as recommended by the Reserve Study. The additional \$7 increase is for contractual and other related increases for 2026. However, this increase is less than we anticipated, primarily due to the adoption of the 'Swim at your own Risk' policy for the 2025 season.

It is essential to understand that the Swim policy adopted had to be a success in 2025, and it was! If the policy had not been a success, the Council would have had no choice but to bid out a life guard service contract for 2026, which would have resulted in a substantial increase in Association fees.

A detailed discussion of the 2026 Budget will take place at the Budget Hearing and Council Meeting on November 20, 2025 at 6:30 p.m., both in the Clubhouse and via Zoom. We encourage all Residents to attend or reach out to the Management Office with any questions in advance of the Budget Hearing.

Best personal regards,

Caren Rosch, Treasurer for Morgandale Condominium

Attachment