

2026 Special Assessment Ballot

Dear Neighbors,

At the Sunwood Estates HOA Board meeting on May 18th in which 13 of our 24 homes were represented, the board discussed the requirement to finish resealing the community roads (277th St) and a proposal to replace the entryway fencing. The options to replace some or all of the entryway fences were discussed and a majority of those present at the meeting opted to replace the community entryway fence from the gate to Webster Road and North and South of Webster road and that this would be done at one time, so the fence looks the same and ages the same.

In accordance with our HOA CC&Rs, a special assessment like this requires a 66% approval from our homeowners. Current Washington State Law (RCW) requires these ballots to be printed and a record to be maintained.

The proposed special assessment to replace the community entryway fencing and reseal the roads will cost approximately \$66,000 if done this year. The board and majority of those present at the board meeting determined we would propose a **special assessment of \$3,000 per home / lot** to fund these projects. The special assessment would go into effect immediately and would be **due on or before May 31, 2028**.

Enclosed: Budget details, summary of bids received, proposed work plan, and ballot (this page).

BALLOT FOR SPECIAL ASSESSMENT *(Return by June 21, 2026 or bring to next HOA board meeting – June 22d, 5pm at Kelly’s home)*

I/We vote as follows on the proposed special assessment of \$3,000 per unit to replace the community entryway fences and finish resealing the community asphalt road.

_____ **Approve** the special assessment.

_____ **Reject** the special assessment.

Owner Name/Lot #: _____ **Signature:** _____ **Date:** _____

Instructions: Mail / electronic return to sunwoodestateshoa@gmail.com or mail/drop-off 8220 277th St E, Graham, WA 98338. For verification, please sign and date on the line indicated above.

Voting Threshold: Per RCW 64.90.525 and our governing documents (CC&Rs), the assessment is approved / ratified unless a majority of votes reject it.