Reduction in Fees Coming!

NOTE: This communication was sent by CAMS on behalf of Brier Creek Cottages Condominium Owners Association, Inc. from a Do Not Reply address. Replies are NOT monitored.
To Cottages Owners:

Our Master Insurance Policy cost is by far the largest Common Expense in our annual budget, because the Association was dropped by its carrier in early 2023. But our record has been claim-free since late-2022 and coupled with lower final loss amounts (from 2022), the Association asked our broker (USI) to check market rates.

The Association has confirmed a new Master Policy with Philadelphia Insurance (an A++ rated carrier which covered us in late-2023) that will REDUCE annual insurance costs by ~$99,000 (which is a 22% reduction from current levels). USI remains our insurance broker and has been a great partner. We have received these savings even though Wake County has seen double-digit increases in 2025.

Accordingly, Quarterly Assessments for Q3 (July/Aug/Sept) and Q4 (Oct/Nov/Dec) will also be REDUCED. Obviously, all of the savings from insurance will be passed through to owners, but the final savings amount may change slightly due to budget variations. We might save even more.

Q3 and Q4 Assessment amounts will be advised in the coming weeks. Please ensure you update all auto-draft settings for your bank before Q3 Assessments are due on 7/1/2025.
Brier Creek Cottages Condominium Owners Association, Inc.
Brier Creek Cottages Condominium Owners Association, Inc. is Professionally Managed By CAMS.
(877) 672-2267 | (910) 256-2021 | www.camsmgt.com