

**STONEHENGE XI HOMEOWNERS' ASSOCIATION, INC.
(BRIDGEPORT HOMEOWNERS' ASSOCIATION)**

NOTIFICATION of ASSESSMENT

To: All members of the Stonehenge XI Homeowners' Association, Inc.
(Bridgeport Homeowners' Association)
From: Board of the Association
Date: January 7, 2026
Re: Annual Dues Increase and Special Assessment Notification

On January 7, 2026, the Stonehenge XI Homeowners' Association, Inc. (Bridgeport Homeowners' Association) voted to elect a new Board of Directors, comprised of:

Chelsea Kelly, President
Paul Connors, Vice President
Michale Murdock, Treasurer
Luke Sherry, Secretary

and to approve:

- (i) an increase in the annual dues by \$535 from \$665 to \$1,200 per year, and
- (ii) a Special Assessment to be paid entirely into the Roads Reserve Fund (RRF) in the amount of \$743, as a one-time assessment for 2026.
- (iii) a 2026 annual budget as presented

Four checking or savings funds will be established as follows. **These four funds will be independently maintained, with individual bank accounts, and no commingling of funds.**

- (1) Operation and Maintenance (OM) Fund,
- (2) Irrigation system Fund (ISF),
- (3) Road Reserve Fund (RRF), and
- (4) Contingency Fund (CF).

As discussed, the dues increase to \$1,200 currently allots \$900 (75% of the dues) to OM, \$150 to RRF, and \$150 to ISF (25% to be split between the ISF and the RRF) per household. The CF is funded from the OM budget dues allocation at a rate of \$83 per household. Unused ISF and CF funds at the end of the calendar year will revert to the Road Reserve Fund.

As explained at the previous Association meetings and correspondence, the Special Assessment will be used to ensure the appropriate balances are maintained in the RRF for expected future road and utility infrastructure repair. Additionally, increasing the dues to a sufficient level allows the Board to fund the operations of the neighborhood (through the OM), as well as the establish the ISF and CF for future repairs as they arise. This memorandum explains how and when the annual dues and Assessment must be paid.

Annual Dues: The 2026 annual dues and Special Assessment one-time fee for the Association are \$1,200.00. This fee can be paid per the agenda options noted below. Annual dues thereafter are due on or before February 7th of each year.

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Checks should be made payable to Stonehenge XI Homeowners' Association, Inc. and delivered to the Treasurer of the Association or mailed to Box Unit 181, 7474 Creedmoor Road, Raleigh NC, 27613. Arrangements are being made to submit payments electronically via automated checking withdrawal, as a requirement for homeowners electing to pay dues in three payments. Further notifications and instructions for yearly dues will be forthcoming by the Treasurer of the Association.

Annual Dues Payment Schedule and Options

Below are the payment options for the 2026 Dues:

Option 1 – Annual Payment: Homeowners electing this option will pay the updated dues balance by the due date presented below:

- February 7, 2026: \$1,200

Option 2 – Three Payments: Homeowners electing this option will pay the updated dues balance by the due dates presented below:

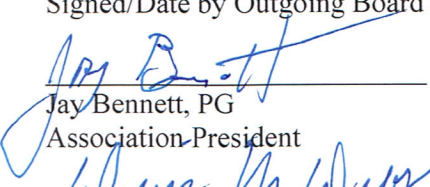
- February 7, 2026: \$665
- May 7, 2026: \$267.50
- Aug 7, 2026: \$267.50

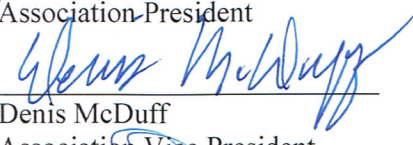
Special Assessment Payment Schedule

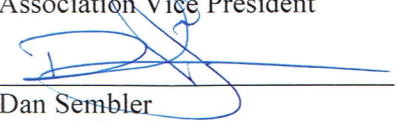
This assessment is made to replenish the Road Reserve Fund and for future road repaving and repairs, and for future underground water, sewer or stormwater utility pipe repairs. The RRF is restricted for those uses, and any change to the use of this fund will require a vote by homeowners based on covenant quorums. The special assessment may be paid in one payment or in two payments as follows:

- June 1, 2026: \$371.50
- October 1, 2026: \$371.50

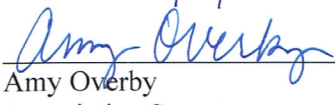
Signed/Date by Outgoing Board of Directors:


Jay Bennett, PG
Association President


Denis McDuff
Association Vice President


Dan Sembler
Association Treasurer

Attest/Date: 1/8/2026


Amy Overby
Association Secretary