

\$300 One-Time Assessment

The proposed one-time \$300 assessment per household is an important investment in protecting Emerald Forest's shared assets and maintaining the quality of our neighborhood. The funds would support high-priority capital projects, including a flood barrier along the clubhouse's western and northern boundaries, irrigation line replacement along Emerald Parkway, tennis court resurfacing and other Capital Projects listed below. Approval would allow the Board to begin addressing these needs proactively, keep projects on schedule, and sustain valued services such as security patrols, pool hours, lawn care, and irrigation. By acting now, homeowners can help preserve the community's amenities and support Emerald Forest's long-term upkeep and appeal. (If approved, this assessment would be collected over several months in the spring of 2027)

Proposed Capital Projects (Phased Over Time)

- **Irrigation System Repair and Replacement** - Replace failing components to prevent water loss and costly damage. (Along Appomattox and around the Pool/Clubhouse area – Some parts of system are nearly 50 years old).
- **Drainage System Corrections** — Flood Barrier to prevent property damage around the clubhouse and pool.
- **Recreation and Common-Area Rehabilitation** — Repair deteriorated areas to preserve safety and usability. (tennis courts and the possibility of adding pickleball lines)
- **Common Area Fence Repair and Replacement** — Level brick structures and replace damaged fencing to restore security, boundary integrity and aesthetics as one drives on our major parkways. (Emerald Forest Drive, Appomattox, and the south side of North Forest Drive).
- **Pool and Tennis Court Security and Access Upgrades** — Upgrade access controls to prevent unauthorized entry and reduce liability.
- **Essential Landscaping Restoration** — Address decline, erosion, dead vegetation, and visibility hazards in our common areas.
- **Update Signage** — Replace damaged signs and possible info boards to ensure clear guidance and information sharing.
- **Street and Common-Area Lighting Replacement** — Replace failing lighting to improve visibility and security, in clubhouse parking lot.
- **Sidewalk and Pavement Repair** — Repair surface failures before hazards and costs increase, in clubhouse parking lot and sidewalks in and outside the pool area.
- **Community Entrance Rehabilitation** — Repair, and clean aging features to prevent further deterioration.
- **Other Required Reserve and Capital Needs** — Fund urgent failures, compliance needs, and essential replacements.