Letter from the President

November 2026

Dear Homeowners,

As we are preparing for our Annual Meeting on **Wednesday, November 18**, I would like to share an update on our community's progress this year and our priorities for 2027.

Throughout 2026, the Board has focused on maintaining our infrastructure, addressing necessary repairs, and managing Association resources responsibly. Much of our attention has been directed toward our aging septic systems, including equipment repairs, ongoing maintenance, and evaluating long-term improvements. We have also completed roadway repairs, maintained our common areas, reviewed vendor contracts, and continued evaluating our Declaration and Bylaws.

Looking ahead to 2027, the Board has approved an increase in monthly common fees from **$150 to $160**, **effective January 1**. As discussed at last year's Annual Meeting, an adjustment was anticipated due to rising operating costs and ongoing maintenance needs. This is the first increase in common fees since 2023.

The primary factor behind this increase is the cost of our new snowplowing contract. Following the retirement of our long-time contractor, the Board selected an established company with the equipment, staffing, and experience necessary to better serve our community during winter weather. While this represents a higher expense, we believe it will provide more dependable service and improve community safety.

Other operating costs, including utilities, fuel, and general maintenance, continue to rise. The Board remains focused on controlling expenses, maintaining adequate reserves, and planning responsibly for future infrastructure improvements.

As we move into 2027, our priorities will remain centered on maintaining our infrastructure, ensuring financial stability, and preserving the safety and appearance of Great Oak Farm.

I would like to thank my fellow Board members, committee volunteers, and residents for their time, involvement, and continued support. Your contributions help make Great Oak Farm a community we are proud to call home.

I look forward to seeing you at our Annual Meeting on November 18.

Warm regards,

Christopher Kovalchick
President, Great Oak Farm HOA