

December 6, 2024

Dear Property Owners,

The Vote held on October 6, 2024, did not receive enough votes to meet official requirements. We will need 64 Lot Votes to meet quorum. The enclosed invoice is based on a \$50.00 per lot Assessment Fee. Should the vote pass once the required number of lot votes are received, a separate invoice will be sent to all property owners for the \$25.00 per lot Assessment Fee increase.

**Please submit your proxy vote by completing the enclosed form and returning via USPS mail, or dropping in the club house drop slot or mailbox at 3831 Lazy River Drive.**

Submit Vote without Attending the Meeting or Naming a Proxy: Complete the included proxy with Property Owner Name, leave proxy name blank, and select votes. The President of the Board of Directors will submit your votes for your Lot(s) according to your selections on the included Proxy. If vote in favor on Vote #1, be sure to complete your vote for Vote #2.

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The last Assessment Fee increase was 14 years ago. The cost of utilities, pool cleaning, lawncare, postage stamps, insurance, etc. have increased to the point the current assessment fee per lot is not enough to cover expenses.

**Your vote is needed!** Each lot you own counts as one vote. For example: If you own 4 lots your vote in person or via proxy counts as 4 votes.

**Who can vote?** Every property owner can vote!! Even if you are not current on Annual Assessments or were not in compliance with governing documents you are eligible and need to vote.

**Why Is an Increase Needed?**

The last Annual Assessment increase was in 2010. Now, fourteen years later, costs for services have risen to the point that Annual Assessment fees are not enough to cover costs for 2025 and years forward.

The Board is doing much to reduce costs, but it is not enough. Board members are paying for our own paper (agendas, minutes, handouts), printer ink, folders, postage, software, etc. and asking Property Owners to provide email addresses to reduce postage costs. Yet, over time costs have increased to a point where this increase is needed.

**Vote #1:** A vote was held on **October 6, 2024 in a special meeting**, to raise the per lot Annual Assessment Fee by \$25.00. This will make the total Annual Assessment fee \$75.00 per lot effective January 1, 2025, and going forward. 200 Lots must vote Yes to Vote #1 to keep the HOA Association in place which includes having access to the community pool and having the front entrance and pool area mowed.

Lazy River Club, Inc. | Lazy River Subdivision  
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**Vote #2: Allow Paying \$50.00 per Lot Due January 31<sup>st</sup> and \$25.00 per Lot Due by April 30<sup>th</sup>.**

**Okay, I Understand the Need for an Increase but I/we can't Afford It?**

The Board understands that budgets are tight for everyone. Vote #2 on the included Proxy will allow Property Owners flexibility in paying for 2025 and Years Forward Annual Assessment Fees.

Part I: \$50.00 per lot is due on January 31<sup>st</sup>.

Part II: \$25.00 per lot is due by April 30<sup>th</sup> or can be paid sooner.

**Please help save our community pool, common areas, and Lazy River Club, Inc.!!**

Catrina Robbins  
President  
Lazy River Club, Inc.

Dale Phillips  
Vice-President  
Lazy River Club, Inc.

Kate Mize  
Secretary & Treasurer  
Lazy River Club, Inc.

James Toman  
Director  
Lazy River Club, Inc.