

**Dear Graystone Homeowner,**

The Board has carefully reviewed Graystone’s budget, contracts, and future maintenance needs. We are pleased to report that our community is well maintained and financially healthy. However, as our community continues to age, we know that costs will also continue to rise. As your Board, we are committed to being prepared for unexpected expenses and ensuring the ongoing care and upkeep of our property while maintaining financial stability.

To support this goal, the monthly HOA maintenance fee will increase by **3.0% effective January 1, 2026**. This increase is based on the square footage of each unit. Please refer to the table below to find your new monthly fee amount. A payment record form showing your updated monthly fee is also enclosed.

**Important: Please update your personal records or bank’s bill pay system with the new fee amount, and always include your Graystone account number on your check or payment.**

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**Graystone Monthly HOA Fee Schedule**

**Effective January 1, 2026**

<b>Buildings</b>	<b>Unit Type</b>	<b>Sq. Ft.</b>	<b>Rate</b>	<b>Old Fee</b>	<b>New Fee</b>
<b>A, C, D, F, G, I, K, L, N, O, Q</b>	Lower-level	1,079.30	0.46370%	<b>\$255.27</b>	<b>\$262.93</b>
	Upper-level	1,192.50	0.51234%	<b>\$282.05</b>	<b>\$290.51</b>
<b>B, E, H, J, M, P</b>	Lower-level	1,385.90	0.59543%	<b>\$327.78</b>	<b>\$337.61</b>
	Upper-level	1,530.90	0.65773%	<b>\$362.08</b>	<b>\$372.94</b>
<b>R, S, V</b>	Lower-level	1,412.70	0.60694%	<b>\$334.12</b>	<b>\$344.14</b>
	Upper-level	1,558.00	0.66937%	<b>\$368.48</b>	<b>\$379.53</b>
<b>T, U</b>	Lower-level	1,618.60	0.69541%	<b>\$382.84</b>	<b>\$394.33</b>
	Upper-level	1,774.60	0.76243%	<b>\$419.72</b>	<b>\$432.31</b>

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Thank you for your attention to this matter and for helping us keep Graystone a well-maintained and financially secure community.

**Sincerely,**  
The Graystone Board of Directors