

Dear Unit Owner,

We wanted to give you an update on the Cedar Crossing Condominium Association. We were excited to have held our Annual Meeting on Sunday, December 3rd at 1:30 p.m., which meeting was adjourned from October 17, 2023. The Annual Meeting is important because it is at that meeting where we vote for new Trustees to the Cedar Crossing Board. At the meeting, Unit Owners in good standing were able to vote for two new trustees, filling out the Board with five members as dictated by the Association's By-Laws. Residents Michael Muller and Julianne Kuczinski were voted to the Board. Each Trustee serves a two-year term. Because the Board has staggered elections, elections should take place every year. Consequently, in 2024, three Trustee positions will be up for a vote. As of January 1, 2024, the Board will be fully composed:

Chris Pascarella — term expires 12/31/2024
Arlene Bernard — term expires at 12/31/2024
Melissa Moore — term expires at 12/31/2024
Julianne Kuczinski — term expires at 12/31/2026
Michael Muller — term expires at 12/31/2026

Having a full Board is important to be able to get things done and properly guide our community. Not only was the Board able to be fully constituted at the Annual Meeting, but the enclosed 2024 Budget was also passed by the Board. The 2024 Budget includes a slight increase of the monthly HOA fees from \$150.00 to \$175.00. This change will be effective on January 1, 2024. We believe that the increased income will help the Association get to a stabilized place financially. In addition, effective February 2024, late fees of \$25.00 will be reinstated and applied to HOA fees received after the 10th of each month.

One issue we have heard raised again and again is that of communication. To help communicate better with Unit Owners, Cedar Crossing has a website: cedarcrossingrb.com. On the website, you can find updates, documents, meeting minutes, and meeting agendas. On the website, you can also find a "Contact" form in the upper right corner, where you can send emails to the Cedar Crossing email address: cedarcrossingrbnj@gmail.com. We also hope to schedule meetings for 2024 in advance and get that information to you. To better communicate with all Unit Owners, enclosed is the Homeowner Information Form. If you have not already completed it, please complete and return it to the Property Management Agent, Red Bank Housing Authority.

Also, enclosed is the Cedar Crossing Maintenance Responsibility Matrix, which provides what Unit Owners and the Association are responsible for.

We recognize that Cedar Crossing faces some large challenges. Yet the best way to face those challenges is together as a community. We need to pull together and support one another as we try to make Cedar Crossing a great place to live!

Sincerely,

Board of Trustees,
Cedar Crossing Condo Association.