

RUSSELL RANCH

April 9, 2025

RE: May-August 2025 Master Assessment “Dues Holiday”

Dear Russell Ranch Homeowners:

Great news! We are pleased to inform you that due to a surplus in the association’s operating funds, the Board of Directors has approved a Master Assessment “Dues Holiday” for a period of four (4) months, beginning **May 1, 2025, and ending August 31, 2025**. The “Dues Holiday” applies to the Master Assessment **ONLY**; if you are part of the Cost Center Assessment, you will still need to remit the Cost Center portion of your monthly payment.

Master Assessment is \$195.00. This is the Master Assessment paid by all homeowners and is part of the Master Assessment “Dues Holiday”. This amount will not be owed for the months of May-August 2025.

Village 4 Cost Center - If you are a homeowner within Village 4 and the total monthly amount you pay is \$263.24, for the months of May-August 2025 you will only need to pay the Village 4 Cost Center portion of the monthly Assessment for a total of **\$68.24**.

Village 6 and 8 Cost Center - If you are a homeowner within Village 6 & 8 and the total monthly amount you pay is \$237.85, for the months of May-August 2025 you will only need to pay the Village 6 & 8 Cost Center portion of the monthly Assessment for a total of **\$42.85**.

Should you have your monthly dues set up to be paid automatically through the Association’s Bank, you will need to log into the account that you have previously set-up to edit your recurring payment so that the **Master Assessment** will not be automatically paid. To do this, please visit, www.landmarklimited.net and scroll down to select “Pay Association Dues”. Upon logging in, you should see an edit tab that will allow you to adjust your next payment date. If you need additional help, you may contact **Alliance Association Bank at 844-739-2331**.

If you are on automatic withdrawal through your own bank’s online BillPay system, please notify your bank to adjust your payments accordingly.

Please keep in mind that if you are part of the Village 4 or Village 6 and 8 Cost Center, you will need to revise the monthly payment amount to the amounts listed above.

Important Note for Delinquent Accounts: All homeowners who have an outstanding balance or are otherwise delinquent in their Assessments and/or Cost Center Assessment will still be responsible for payment of any past due balances owed on their account. The association’s collection policy will continue during the Master Assessment “Dues Holiday”. This includes late notices, late fees and submission to collections if applicable.

We hope this Master Assessment “Dues Holiday” provides a small financial relief and demonstrates the Board’s commitment to responsibly managing community resources. If you have any questions or need assistance, please feel free to contact the management office at (916) 746-0011 or russellranch@landmarklimited.net.

Sincerely,

Russell Ranch Board of Directors