



Arbor Pointe Homeowners Association

June 2021

Notice of 2021-2022 Budget Approval - CORRECTION

After thoughtful review and consideration, the Board of Directors has approved a budget for the 2021-2022 fiscal year. The Board believes that the budget is reasonable and prudent and will meet the funding needs of the Association. The assessment for the 2021-2022 budget year increased with the total monthly amount dependent on your lot number. **Please review the enclosed assessment page to find the monthly assessment for your lot.**

State statute requires that the Board of Directors conduct a Reserve Study or update an existing study annually. In preparation for the 2021-2022 budget, the Board of Directors contracted with The Management Trust to provide this report, and the full reserve study may be found online for your reference.

The Management Trust provides your full budget via our web portal; this allows for a significant savings in mailing expenses. Please contact us if you would like a hard copy of the budget.

If you have not logged into the web portal through Vantaca, our new software platform, we encourage you to do so. Please visit my.managementtrust.com and select login to access your account or to sign-up for access. Association governing documents, minutes, budgets, reserve studies, and forms can all be found on the portal. You can also submit work orders and architectural review applications, view calendars, and review FAQs. Information on delinquent accounts, escrow transactions, and purchasing of keys, fobs, or gate remotes is also available for your consideration. Please note that Association related charges may be billed directly to you from time to time, and a summary of Association charges is available on the web portal.

If your payment is currently set up to be paid through our in house ACH method (auto draft), your payment will automatically be adjusted to reflect any change in your assessment. Should you use another automatic payment method, such as bill pay through your bank, please provide that institution with the necessary information to assure the proper amount is paid.

Please note that you will receive a monthly statement as a courtesy reminder that your assessment is due. If you would like to receive an electronic statement, please view the sign-up information included on your assessment statement.

In addition to ACH, other payment options through the web portal include one-time credit card or e-check payments. Payments by check can also be mailed to:

Arbor Pointe Homeowners Association
c/o The Management Trust
PO Box 97955
Las Vegas, NV 89193

Please be sure to include the account number on your check-this account number was recently updated due to our conversion to Vantaca.

We look forward to our continued partnership with Arbor Pointe Homeowners Association. Please don't hesitate to contact us with any questions you may have regarding your Association.

Sincerely,
Nicole Eaton | Community Association Manager
nicole.eaton@managementtrust.com
503.670-8111 Ext. 5209 or 503-718-5209

#1498 - Arbor Pointe HOA

2021 - 2022 Assessments

Lot #	General Assessment	Private Road Assessment	Total Monthly Assessment
1	\$ 129.39		\$ 129.39
2	\$ 129.39		\$ 129.39
3	\$ 129.39		\$ 129.39
4	\$ 129.39		\$ 129.39
5	\$ 129.39		\$ 129.39
6	\$ 129.39		\$ 129.39
7	\$ 129.39		\$ 129.39
8	\$ 129.39		\$ 129.39
9	\$ 129.39		\$ 129.39
10	\$ 129.39		\$ 129.39
11	\$ 129.39		\$ 129.39
12	\$ 129.39		\$ 129.39
13	\$ 129.39		\$ 129.39
14	\$ 129.39		\$ 129.39
15	\$ 129.39		\$ 129.39
16	\$ 129.39		\$ 129.39
17	\$ 129.39		\$ 129.39
18	\$ 129.39		\$ 129.39
19	\$ 129.39		\$ 129.39
20	\$ 129.39		\$ 129.39
21	\$ 136.09	\$ 10.62	\$ 146.71
22	\$ 136.09	\$ 10.62	\$ 146.71
23	\$ 136.09	\$ 10.62	\$ 146.71
24	\$ 129.39		\$ 129.39
25	\$ 129.39		\$ 129.39
26	\$ 129.39		\$ 129.39
27	\$ 129.39		\$ 129.39
28	\$ 129.39		\$ 129.39
29	\$ 129.39		\$ 129.39
30	\$ 129.39		\$ 129.39
31	\$ 136.09	\$ 10.62	\$ 146.71
32	\$ 136.09	\$ 10.62	\$ 146.71
33	\$ 129.39		\$ 129.39
34	\$ 136.09	\$ 10.62	\$ 146.71
35	\$ 136.09	\$ 10.62	\$ 146.71
36	\$ 129.39		\$ 129.39
37	\$ 129.39		\$ 129.39
38	\$ 129.39		\$ 129.39
39	\$ 129.39		\$ 129.39
40	\$ 129.39		\$ 129.39
41	\$ 129.39		\$ 129.39
42	\$ 129.39		\$ 129.39
43	\$ 129.39		\$ 129.39
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46	\$ 129.39		\$ 129.39
47	\$ 129.39		\$ 129.39

48	\$	129.39		\$	129.39
49	\$	129.39		\$	129.39
50	\$	129.39		\$	129.39
51	\$	129.39		\$	129.39
52	\$	136.09	\$ 10.62	\$	146.71
53	\$	136.09	\$ 10.62	\$	146.71
54	\$	139.09	\$ 10.62	\$	149.71
55	\$	136.09	\$ 10.62	\$	146.71
56	\$	136.09	\$ 10.62	\$	146.71
57	\$	136.09	\$ 10.62	\$	146.71
58	\$	129.39		\$	129.39
59	\$	129.39		\$	129.39
60	\$	129.39		\$	129.39
61	\$	129.39		\$	129.39
62	\$	129.39		\$	129.39
63	\$	136.09	\$ 10.62	\$	146.71
64	\$	136.09	\$ 10.62	\$	146.71
65	\$	129.39		\$	129.39
66	\$	129.39		\$	129.39
67	\$	129.39		\$	129.39
68	\$	129.39		\$	129.39
69	\$	129.39		\$	129.39
70	\$	129.39		\$	129.39
71	\$	129.39		\$	129.39
72	\$	129.39		\$	129.39
73	\$	129.39		\$	129.39
74	\$	136.09	\$ 10.62	\$	146.71
75	\$	136.09	\$ 10.62	\$	146.71
76	\$	136.09	\$ 10.62	\$	146.71
77	\$	136.09	\$ 10.62	\$	146.71
78	\$	129.39		\$	129.39
79	\$	129.39		\$	129.39
80	\$	129.39		\$	129.39
81	\$	136.09	\$ 10.62	\$	146.71
82	\$	136.09	\$ 10.62	\$	146.71
83	\$	136.09	\$ 10.62	\$	146.71
84	\$	136.09	\$ 10.62	\$	146.71
85	\$	129.39		\$	129.39
86	\$	129.39		\$	129.39
87	\$	129.39		\$	129.39
88	\$	129.39		\$	129.39
89	\$	129.39		\$	129.39
90	\$	129.39		\$	129.39
91	\$	129.39		\$	129.39
92	\$	129.39		\$	129.39
93	\$	129.39		\$	129.39