

September 8, 2025

Homeowner  
North Shore Homeowners Association  
Tacoma, WA 98422

**SUBJECT: Increase in Annual Homeowner Dues In 2026**

Your North Shore Homeowners Association is responsible for maintaining the standards of appearance and value of our neighborhood. This includes the cost of maintaining the common areas, utility charges, maintenance of the association's monuments, lights, fence, insurance and property taxes levied upon the community-owned property and any other expense necessary for the operation of the homeowners' association. The board and ACC members volunteer their time.

The board must plan for future repairs, replacements, expenses, etc., that may arise from managing the neighborhood while continuing to manage current operating expenses. This is made possible through yearly homeowner dues. We want to express our appreciation to the homeowners who have been diligent about paying their dues. Thank you very much for your commitment to support our community.

While we have been carefully managing our resources, we have always operated on a tight budget, and the board has even volunteered their own time to do some maintenance issues to defray costs. We have also been unsuccessful in getting residents to step up to volunteer and become involved in the community. It has become unsustainable, so we have decided to contract with a homeowner association management company to assist with day-to-day operations and implementing the new Washington Uniform Common Interest Ownership Act going into effect in January 2026. The company will be sending you and introductory letter with information on how things will work soon. This is in addition to an increase in the landscape management company fees. Lastly, operating costs have continued to increase while dues have not increased since 2021. According to [USinflationcalculator.com](https://www.usinflationcalculator.com), there has been a 19.2% rate of inflation from 2021- 2025, and we all know the cost of living in Washington State far exceeds the national average

In order to keep the HOA solvent and operating effectively, the Board has determined an increase in dues from \$250 to \$500 annually is in order, which is still below the national average and that of Washington State. An invoice for \$250 (our current dues amount) will be sent out with the usual due date of January 31. At our annual meeting next March we will vote to approve the increase when we ratify the budget. If approved, an additional \$250 invoice will be sent. Your approval of this increase is critical to the proper management of our community.

Please contact us at [info@northshorehoa.com](mailto:info@northshorehoa.com) with any questions.

Sincerely,

North Shore Homeowners Association  
Board of Directors