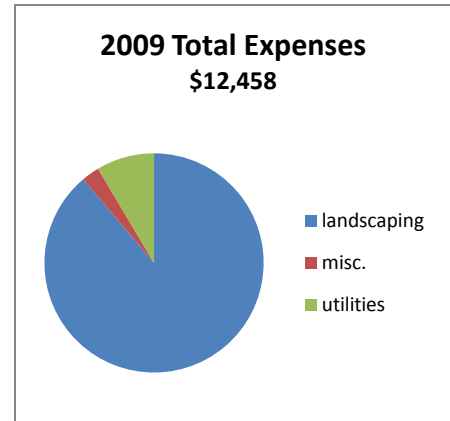


Benington Homeowners Dues Update

Our \$75 annual dues are used to cover the expenses of maintaining our neighborhood which includes: mowing at the three entrances, the medians on Colchester Ridge and Shoreham, and the grass areas along the sidewalk on Ebenezer road; landscaping and utilities (lights and water) at the entrances.

In 2009, dues collected totaled \$11,755 (representing 42% of the homes). This was not enough to cover the normal expenses required to keep our neighborhood looking great. 89% of the dues are used to pay for the contracted lawn maintenance and landscaping. In addition to the lawn mowing expense, this contract includes sprinkler maintenance, trash pickup, pruning, fertilization and weeding.



What could we do if more people paid their homeowners dues?

Benington's homeowners dues are a bargain in comparison to other neighborhoods in the area, taking into consideration the number of entrances and common areas to maintain:

Neighborhood	Annual Dues
Benington	\$75
Williford	\$100
Roefield	\$360
Braddocks Place	\$350
Woods at Bluegrass	\$100
Wittington Creek	\$900

Neighborhood	Annual Dues
Farrington	\$35
Northshore Hills	\$275
West Arden	\$275
Westchester	\$225
Westshore	\$255
Weatherstone	\$120

The 2010 BHA dues drive will begin in March. We absolutely must have at least 44% of the 375 homes in the neighborhood to pay their dues to just to cover our expenses. In order to have additional funds to make improvements to the neighborhood (e.g. added irrigation and lights at Strawflower entrance; planting trees or shrubs), our goal is to collect dues from 70% of the homes.

The goal amount will provide approximately \$7,200 for an improvements fund and to provide a "cushion" in case of emergencies such as vandalism, storm damage or other unforeseen circumstances.

