



May 12, 2025

Dear GPMCHA, Inc. Homeowners,

As a valued member of our community, we wanted to inform you of an important matter regarding the financial status of GPMCHA, Inc.

After careful consideration and review of our community's financial projections, it has become evident that additional funds are needed to cover unforeseen expenses. These expenses include, but are not limited to, a major water leak which resulted in an unbudgeted expense of \$130,000.00 (over 10% of our annual budget) during a 12-month period due to a 2" water line dumping directly into a 4" sewer pipe. This leak was only found by chance as it did not cause any wet areas on the common property. This unplanned expense had greatly affected our ability to keep the water bill current.

On September 2, 2024, the IRS started sending letters of intent to lien for non-payment of past payroll taxes from 12/31/2022 til 7/2024. This is leaving us with an additional \$56,919.00 that could not be paid in full. After many attempts to set up a payment plan with the IRS and no response from them, we received a notice of Lien on the property on 4/21/25. We have been paying our payroll taxes current since 7/2024.

Due to these unfortunate circumstances, the total amount outstanding is for the water and IRS is \$186,919.00. The Board of Directors has determined that a special assessment is necessary to ensure the continued upkeep and maintenance of our community. Each homeowner's share of the special assessment has been calculated based on splitting this amount among all 416 property owners.

Our Governing Documents require that any special assessment be approved by 2/3 of our homeowners, which will be done by ballots per Texas Property Code 209.0058, before it will be levied. Additionally, the special assessment can be paid by options include either a one-time payment of \$452.00, or it can be split into 4 payments of \$113.00 which can be paid over a 4 consecutive month period in addition to your regular monthly dues.

If you have any questions or concerns regarding the special assessment or require assistance, we encourage you to reach out to the Board of Directors. Your prompt attention to this matter is greatly appreciated, as it will allow us to proceed with the necessary repairs and improvements for the benefit of the entire community. If failure to reach this goal some home repairs may be delayed.

Thank you for your cooperation and continued support in maintaining our community.

Most sincerely,

Robbie Jamison
President
Grand Prairie Mountain Creek HOA, Inc.

**GRAND PRAIRIE MOUNTAIN CREEK
HOMEOWNERS ASSOCIATION, INC.**

SPECIAL ASSESSMENT BALLOT

The undersigned member of the Grand Prairie Mountain Creek Homeowners Association, Inc. (the "Association"), being entitled to vote at the Association's special Assessment. Hereby casts my vote(s) as set forth below. No vote shall be cast for any issue(s) not marked below.

SPECIAL ASSESSMENT

The following Special Assessment for Grand Prairie Mountain Creek Homeowners Association. Please cast your vote for either AGREE or DISAGREE with an X next to your response, space has been provided below. Attached is the current cost at this time. Please read and make your vote accordingly.

_____ AGREE

_____ DISAGREE

Please also indicate your printed name and address below:

Date: _____

Owner's Signature(s) _____

Owner's Printed Name(s) _____

Owner's Property/Lot Address: _____