

# **The Links Master Association**

at



To: Residents at the Links at Gettysburg

Date: October 30, 2008

Subject: Clarification of Issues

The purpose of this letter is to clarify several issues that seem to arise on a regular basis in the community. The three areas of concern are: (1) The **Neighborhood Improvement District (NID)** – what it is; (2) The **Master Association Annual Fee** – what it covers; and (3) The **Community Amenities Fee** – what it covers, when it's paid and by whom.

## **NEIGHBORHOOD IMPROVEMENT DISTRICT (NID)**

The NID fee (\$1,500.00) is payable to Mt. Joy Township to retire bonds that were issued by Mt. Joy to cover financing of streets, storm water drainage systems, street and courtyard lighting, common area landscaping, and various other elements of the Links Planned Growth Community (PGC). The IRS is not clear as to whether this NID fee is treated as a tax and therefore deductible. You should consult your tax advisor with regard to this issue. The cost of these items on a per house basis is \$18,000.00. This has been financed over a 30-year period at a rate of \$1,500.00 per year. In effect, the financing of these common facilities with bonds issued by Mt. Joy Township lowered the initial purchase price of your home by approximately \$18,000.00.

You have the option of paying off the remaining portion of your obligation (originally about \$18,000) at anytime. Should you choose to do so, your \$1,500 annual NID fee will no longer be necessary and your obligation to Mt. Joy Township will be considered paid-in-full. The net effect of doing so means, theoretically, that the value of your house has gone up by the amount you paid-off. The decision to either pay-off the total amount or continue to pay the \$1,500 per year is your choice. If you choose to pay the full amount, contact Gwen Myers (Rick's office) to set up an appointment with the bond Trustee Administrator to determine the exact pay-off amount.

## **MASTER ASSOCIATION (FEE)**

The Links at Gettysburg Master Association has been set up to oversee all of the individual Planned Growth Communities within the Links at Gettysburg (Courtyards, Garrison Falls and the Retreat, at this time). The Master Association manages all community amenities that have been constructed by the developer and subsequently (upon completion) turned over to the Master Association. This fee includes, but is not limited to, such things as liability insurance, fees charged by the management company (Clagett), administrative expense, funding of capital reserves for repair and/or replacement of various common elements and other management-related costs. The Master

Association fee at present is \$383.16 annually and is billed at the beginning of the calendar year. It is due in within 60 days of receipt and may be paid along with the Community Amenities Fee (see below).

### **THE COMMUNITY AMENITIES FEE**

The Community Amenities Fee covers the cost of operating all amenities; presently, these are the community center and pool complex. It includes such things as electricity, heating and cooling expenses for the community center, maintaining and monitoring the pool on a daily basis during the summer months, and shrubbery and lawn care around the community center/pool complex.

When you settled on your home here at the Links, you paid a \$3,000 (\$4,500 for the Retreat) fee, which exempted you from having to pay the Community Amenities Fee for three years. This up-front payment was used to help finance the construction of the amenities. Your exemption period lasts for three years from the date you moved in. *Note: The exemption period for those residents who moved in prior to the completion of the community center, (June 10, 2005) began at this completion date, rather than at the date they moved in.* Once the three-year period expires, you are then required to pay your portion of this cost. Your portion of the cost is calculated by dividing the total expense, as described above, by the number of recorded lot units in the Links community, which at present is 201. This number includes lots with and without homes. The operating expense not covered by homeowners' fees is paid by the developer until all homes pass the three-year exemption date. Last year this cost came to approximately \$60,000 dollars. The Community Amenities Fee (currently \$300 on an annual basis) is billed along with the Master Association Fee at the beginning of the calendar year and is due within 60 days of receipt. Both fees may be included in one check made payable to **The Links at Gettysburg.**

We hope the explanations provided above help in your understanding of these three issues. As always, please do not hesitate to contact us if you have questions or desire further explanation.

Rick Klein, President  
The Links at Gettysburg Master Association