

**CARDINAL CREEK CONDOMINIUM HOMEOWNERS' ASSOCIATION, INC.**

**NOTICE OF LOSS ASSESSMENT**

To all owners of record,

September 21, 2023

Early in 2023, the HOA experienced significant damage to the roofs due to wind damage. The Board of Directors approved a claim being filed against the HOA insurance policy.

**The insurance policy deductible for wind damage is extremely high and as a result, a significant Loss Assessment will be levied against all units. The amount of each unit's pro-rata share is listed below. The Loss Assessment is due by October 31, 2023.**

**HELP WITH FINANCING IS AVAILABLE AT: <https://www.enhancify.com/bana-roofing-and-solar>**

**You will receive an invoice reflecting the amount due both electronically and by mail.**

A copy of the insurance policy, the insurance adjusters' scope of loss, and the approved bid for roof replacement, have been loaded up to the Neighbors by Vinteam app, and at <https://www.capitolrealty.com/cardinal-creek>, (see the "Loss Assessment" link).

If you do not have access to the internet, and require a copy of the entire Loss Assessment packet, please email: [nickhenson@capitolrealty.com](mailto:nickhenson@capitolrealty.com) and a hard copy will be mailed to you.

For those that have Loss Assessment insurance as part of your HO6, (sometimes referred to as renter's insurance), policy, you will need to direct your insurance agent to the links provided above. (If you have requested a hard copy of the Loss Assessment packet you will provide them with this, though they would prefer an electronic copy or the link.

Below is the amount per unit based on the square footage listed in the covenants. A copy of Exhibit C, (from the covenants), is also included so that you may find your units size and the amount owed. An invoice will be sent both electronically, (if you have an email registered with the HOA), and by mail. You may find a full set of the covenants online on the Neighbors by Vinteam app, and at <https://www.capitolrealty.com/cardinal-creek>.

APPROVED BANA BID \$ 425,420.24.00

			Total
1 Bedroom	714	0.0066892	\$2,844.52
1 Bedroom	817	0.0076543	\$3,254.92
2 Bedroom	969	0.0091681	\$3,898.65
2 Bedroom	1007	0.0095276	\$4,051.53
2 Bedroom	1047	0.0099061	\$4,212.48
2 Bedroom	1272	0.0119308	\$5,073.47
3 Bedroom	1400	0.0120349	\$5,117.73
3 Bedroom	1450	0.0130473	\$5,548.25