

Wendell Falls Community Association, Inc.

November 7, 2025

Dear Wendell Falls Homeowners,

The Wendell Falls Community Association Board of Directors is pleased to announce that the 2026 Annual Budget was approved on September 22, 2025, and ratified by membership during the Annual Meeting held on October 16, 2025.

This year's budget reflects the Association's continued commitment to maintaining the high standards, amenities, and lifestyle that make Wendell Falls an exceptional place to live. The approved budget ensures appropriate funding for operating expenses, reserve contributions, and future capital needs while accounting for inflation and rising vendor costs.

Monthly assessments for 2026 are as follows:

| Assessment | 2025 Rate | 2026 Rate | Driving Factors |
|---------------------|-----------|----------------|--|
| Master (All Owners) | \$95 | \$100 | 2025 Updated Reserve Study and allocation to Reserve Fund, increase in common areas maintained, inflation. |
| Builder | \$23.75 | \$25 | 25% of Master Assessment per governing docs. |
| Alley | \$5 | \$5 | No change for 2026. |
| Service Area 2 | \$86 | \$100 | 2025 Updated Reserve Study & allocation to Reserve Fund and increase in landscape maintenance costs. |
| Service Area 3 | \$100 | \$100 | No change for 2026. |
| Service Area 6 | \$95 | \$100 | 2025 Updated Reserve Study & allocation to Reserve Fund. |
| Service Area 7 | \$90 | \$105 | 2025 Updated Reserve Study & allocation to Reserve Fund. |
| Encore Owners Only | \$66.45 | \$70.06 | 71% of master assessment minus operational costs of Perch Pool per the governing docs. |



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Service Area Details

Service Area 2:

- Updated Reserve Study: The 2025 Reserve Study identified the need for higher allocations to the Reserve Fund to ensure future capital repairs and replacements are adequately funded.
- Landscape Maintenance Costs: The updated landscape contract for Service Area 2 includes an increase to \$70 per townhome monthly for 194 homes, reflecting inflation and rising vendor costs.
- Annual Termite Inspection: Projected expenses for 2026 are approximately \$4,850 for termite inspections.
- Landscape Replacements: \$2,940 has been budgeted for landscape replacements outside of warranty coverage.
- Increased Reserve Transfer: The contribution to the reserve fund has been raised to \$61,110 to maintain the long-term integrity of shared building and grounds assets.

Service Area 6:

- Updated Reserve Study: The 2025 Reserve Study recommends higher reserve transfers, increasing from \$16,647 to \$29,610, to support future capital repairs and community upkeep.
- Landscape Contract: The landscape contract for 2026 is set at \$70 per home monthly for phase 12 Townhomes.
- Termite Inspections: Estimated cost of \$2,300 for the annual inspection program covering approximately 92 homes.
- Maintenance & Pressure Washing: \$5,583 is budgeted for general maintenance, along with \$3,267 for pressure washing select homes based on completion dates.

Service Area 7:

- Reserve Study Update: The 2025 Reserve Study indicated the need for a higher reserve transfer, increasing from \$18,419 to \$40,031 to adequately fund future repairs and replacements.
- Termite Inspections: Projected annual cost of \$2,250 for approximately 90 townhomes at \$25 per unit.
- General Maintenance & Pressure Washing: \$7,836 has been budgeted for general maintenance and repairs, with pressure washing funds budgeted at \$87 per unit for select homes.
- Landscape Replacements: \$1,200 is allocated for plant material replacements outside of warranty coverage.



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Payment Information and Reminders

If you are enrolled in automatic draft, no action is required as your payment amount will update automatically. Homeowners using online bill pay through their bank should manually update the payment amount to avoid delinquency.

Assessments are due on the 1st of each month and considered late if not received by the 30th. A \$20 late fee and 10% annual interest (compounded monthly) will apply to overdue accounts, along with administrative fees as outlined in the Association's Collection Policy.

The Collection Policy can be reviewed at www.lifeatwendellfalls.net/document-library. Payment options and online access are available at www.lifeatwendellfalls.net/pay-assessments.

We encourage homeowners to periodically review their account balances online to confirm payments are current and to ensure a smooth transition into the new year.

For questions regarding your 2026 assessments, please contact the onsite management team at 919-374-7282 or email wendellfallsnc@ccmcnet.com.

Thank you for your continued partnership and commitment to maintaining the quality and beauty of our community.

Sincerely,

The Management Team

CCMC | Wendell Falls Community Association

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