



Lake Dabinawa Association
5096 Saratoga Drive
McLouth, KS 66054

August 31, 2024

Dear Members of the Lake Dabinawa Association,

We are writing to inform you about an important update that will affect property sales within the Lake Dabinawa community, as approved at the August 10, 2024 Special Election.

Implementation of New Member Access Fee

Starting with any property sales on or after October 9, 2024, the Lake Dabinawa Association will implement the collection of a New Member Access Fee. This fee is designed to moderate increases to member fees and support our ongoing and future capital projects, ensuring that our community remains well-maintained and continues to thrive.

Details of the New Member Access Fee (Per Bylaws Article VII, Section 11):

- Fee Amount: The one-time fee is currently set at \$4,500 (5 times the amount of the per Lot annual Assessment of \$900)
- Applicability: This fee applies to any new Association member at time of purchase of property within the Lake Dabinawa Plat. It is assessed per member, not per lot, meaning that individuals purchasing multiple lots will only be required to pay one \$4,500 fee.
- Exemptions: The fee does not apply to any current Association Member who purchases an additional or different property at the lake. Only new members will be subject to this fee.
- Payment Process: The New Member Access Fee will be collected by the title company at the time of closing and subsequently sent to the Lake Dabinawa Association.

It is imperative if you plan to sell your home that you inform your real estate agent of this new fee if you plan to close on the property sale after the specified date of October 9, 2024. Ensuring that the fee is included in the closing process will help facilitate a smooth transaction for both the seller and the buyer.

The proceeds from this fee will be dedicated to funding future capital projects that benefit the entire community, helping us maintain and enhance the quality of life here at Lake Dabinawa.

We appreciate your attention to this matter and your continued support of our community. Should you have any questions or require further information, please do not hesitate to contact us at lakedabinawa@gmail.com.

Thank you for being a valued member of the Lake Dabinawa community.

Sincerely,

Jeff Stokes, Chair
Lake Dabinawa Association Board of Directors