# July 12, 2025

# HELLO GREEN CAY!!

# Time has gotten away from your HOA board this year, as we have been faced with a number of personal and neighborhood challenges. Our terrific Secretary/ Treasurer, Steve, is retiring so things will be challenging for a while. THANK YOU IN ADVANCE FOR YOUR PATIENCE!!

**FIRST**…….**ANNUAL MEETING is scheduled for Saturday, August 23, 2025, 9 a.m. at the Gate. SAVE THE DATE!**  Expect a ballot (via email if we have yours, or regular mail) with a slate of officers and agenda in early August. **ON THAT NOTE….. How ABOUT YOU??** The Board is in dire need of new members. You just need to be an association member in good standing who wants to help!! **PLEASE CONSIDER IT**! Email us at info@gcphoa.com or reach out to any Board member. **PLEASE! PLEASE! DO THIS BY AUGUST 1 i**f you would like us to put your name on the ballot. Write Ins will also be accepted. You will receive a second meeting notice with a ballot in early August. Also, you will be eligible to vote if you dues are paid through 2024.

**SECOND**……. **WE HAVE A TRUE FINANCIAL EMERGENCY!** Our Infrastructure is getting old and rewiring the entire neighborhood ($100,000 +) and recent transformer replacements have cost us dearly. So dearly, in fact, that our entire electric service is at risk if we can’t raise the funds to pay our electrician and purchase standby transformers! Understand, that should another transformer fail we will not have the money to replace it. You could be left to bear the cost (upwards of $18,000 toward replacing your own). In addition to the enclosed invoice you may also have a statement of past due balance. Our plan is to work with Owners who are in arrears to set up payment schedules, clear old liens and bring everyone into good standing ASAP. New liens for badly delinquent accounts will be filed soon, and foreclosures will be pursued if all else fails. (Again, email info@gcphoa.com or reach out to a Board member privately if you want to discuss curing a delinquency, get your vote reinstated, and avoid a messy legal battle.) SOOOOOOO………**PLEASE PAY YOUR DUES SOON!!!**

A LITTLE BONUS if you pay your 2025 dues before or at the annual meeting we will credit you $100 toward the 2026 dues.. We are lucky to have good roads and underground electricity, but this comes with a responsibility and a cost for everyone.

**FINALLY**….. ANNUAL DUES WILL INCREASE IN 2026. GCPOA dues have remained relatively flat for 20 years, despite inflation in EVERYTHING! Our research indicates that we have the least expense HOA fees in St. Thomas. We are trying to budget the lowest possible increase for 2026. The alternative, which we are trying to avoid, is an emergency assessment this fall. (Another reason to pay your dues promptly!) The plan is to get billing back on track in January 2026.

Everything here is open for discussion at the Annual Meeting. Please attend!

All the Best,

Your Board…. Nate, Diego, Dennis, Chris and Steve

VOLUNTEER! VOLUNTEER!! VOLUNTEER!!! VOLUNTEER!!!!