



HOWERTON MANAGEMENT SERVICES, INC.

8305 Vickers Street, Suite 211
San Diego, CA 92111

elva@howertonmanagement.com

Phone: 858.569.1793
Fax: 858.569.2005

PROMENADE AT SPECTRUM HOA

Date: November 1, 2025
To: Promenade at Spectrum
Subject: HOA Dues Increase Effective January 1, 2026

Dear Homeowners,

Last month, your Board of Directors completed and approved the Promenade at Spectrum 2026 Annual Operating Budget. As a result, the Board has voted to increase the current monthly Homeowner Association (HOA) dues from **\$295.00 to \$325.00 per month**, effective **January 1, 2026**. This **\$30.00** increase represents a modest adjustment necessary to support the upkeep and services that make our community a great place to live, as well as to preserve the community's financial health over the long term.

Expenses for services, repairs, and infrastructure replacement have steadily increased as Promenade matures. Recurring costs for insurance, waste collection, and utilities, such as electricity and water, have nearly doubled in recent years.

Promenade remains committed to full code compliance and safety in all areas. For example, we have completed required inspections and implemented recommendations under CA Senate Bill 326, commonly known as the HOA Balcony Law, to ensure the structural safety of our balconies in all 16 buildings. Looking ahead, we are also preparing for several upcoming projects, including painting the Phase 2 buildings, expanded emergency exit lighting and signage, performing roof repairs, and updating our community fencing.

Over time, we have managed to offset many increases through aggressive negotiations and cost-cutting measures. We continually seek competitive bids and improved efficiencies. However, in today's economic climate, these opportunities are becoming increasingly limited, as is our ability to properly allocate funds to the community's Reserve Account.

We appreciate your understanding and encourage you to help further reduce postage costs by visiting and registering at our website to receive community notices and updates. You are also welcome to attend our Board meetings to stay informed and participate in our ongoing efforts to keep Promenade clean, well-lit and safe and to protect and enhance the value of your home investment.

Your regular HOA payment is due on the first of each month. If you are enrolled in **Auto Pay** or **Bill Pay**, please update your account to reflect the new assessment amount.

Sincerely,

Brad Maroney
President, Howerton Management Services
on behalf of the Promenade at Spectrum HOA Board of Directors