



STONES THROW CONDO ASSOCIATION
1003 STONES THROW DR. NW
HUNTSVILLE, AL 35806



Phone/ Text: (256) 829-8563
www.stonesthrow.org

Proposed HOA Dues Allocation & Upcoming Meeting

Dear Homeowners,

30th January 2025

The Board of Directors is committed to ensuring that the financial management of our community remains fair, transparent, and in compliance with our governing documents.

Background & Bylaw Requirements

The Board has been actively working on a matter that has been raised multiple times over the past number years regarding the allocation of homeowner dues. Specifically, a homeowner brought to our attention that all dues should be charged as a percentage of ownership, as outlined in Section 15 of the bylaws which reads in part that :

"... For purposes of percentage interest in the common elements, common expenses, and common profits, each unit owner's percentage shall be based on the ratio of the square footage of floor area of the family unit(s) which he owns to the total square footage of floor space of all family units within the condominium."

As part of this commitment, we have been addressing an ongoing concern regarding the calculation of homeowner dues. This matter was discussed in both the 2023 and 2024 Annual Meetings. The Board plans to implement the necessary adjustments unless otherwise advised **March 31st 2024 at the earliest.**

What This Means for You

These changes appear to be necessary to ensure that each homeowner's dues accurately reflect their proportional ownership, in accordance with the governing documents. The Board has approached this matter with careful consideration to maintain financial stability while upholding fairness in the allocation of expenses.

Please note that this is NOT an increase in dues but rather a recalculation to ensure compliance with the bylaws, if the statute is read correctly. The total amount collected remains unchanged; however, individual contributions have been adjusted to reflect the proper allocation.

Next Steps & Meeting Announcement

Given these changes, we will be holding a homeowner meeting on **Mon February 17, 2025, at 5:30 PM** in the clubhouse to discuss the matter in finality and address any questions or concerns.



President: president@stonesthrow.org

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The amounts provided in the table should be treated as a **final draft** pending discussion during the meeting. Homeowners are encouraged to review the proposed dues allocation and attend the meeting to provide any feedback before implementation.

DRAFT Unit Type	Floor Plan	Sq. Ft	#	Percentage Interest (unit sqft/combined total sqft)	Yearly Dues Per Unit Type	Expected Monthly Dues By Unit Type	BEFORE	CHANGE
A	DOGWOOD (DOWN STAIRS)	976 Sq. Ft.	20	0.96%	\$1,899.46	\$158	\$ 175	-9%
B	MAGNOLIA (DOWN STAIRS)	1266 Sq. Ft.	24	1.25%	\$2,463.85	\$205	\$ 195	6%
C	WHITE PINE (UP STAIRS)	1411 Sq. Ft.	20	1.39%	\$2,746.04	\$229	\$ 195	18%
D	SILVER MAPLE (UPSTAIRS)	1469 Sq. Ft.	16	1.45%	\$2,858.92	\$238	\$ 195	23%

We understand that any change in dues allocation will raise questions, and we want to assure you that the Board has approached this matter with careful consideration.

Action Items for Homeowners:

- ✓ Review the proposed dues allocation.
- ✓ Verify your Unit Square Footage, scan below and check Tax Assessor.
- ✓ Mark your calendar for the meeting on **Mon February 17, 2024, at 5:30 PM** at the clubhouse.
- ✓ Prepare any questions or concerns to discuss during the meeting.
- ✓ If you are unable to attend, please feel free to submit your questions in advance (payhoa only).

If you have any questions or require further clarification, please feel free to reach out. Your cooperation and understanding are greatly appreciated as we work to ensure fairness and compliance in the financial management of our community. An email was sent to you on Jan 31, 2024 via payhoa.

BOARD, PRESIDENT.
STONE'S THROW CONDOMINIUM ASSOCIATION



Property Lookup



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