

December 1<sup>st</sup>, 2025



**Notification of Meeting**  
**Proposal to Increase Annual Dues for Adams Run Homeowners Association**

Dear Adams Run Homeowners,

**Notice is hereby given** to the Adams Run Homeowners Association, that the Board of Directors has called for an association meeting to hold a vote on a proposal to raise the annual association dues to increase the operational funding for the Adams Run Homeowners Association.

**This meeting will be held on Thursday, December 18<sup>th</sup> at 6:30pm at the Five Fork Library.  
Five Forks Library - 104 Sunnydale Dr, Simpsonville, SC 29681**

The Board of Directors requests all voting members in good standing to attend in person or submit their vote by proxy with the enclosed ballot. This meeting notification adheres to the requirements specified in Article IX Section 2.5B of the Covenants, Conditions, Restrictions and Easements of Adams Run. This meeting notification letter, dues research information and the ballot, will be emailed to each homeowner, and a copy will be placed in each homeowner's mailbox. This letter will also be communicated through the neighborhood's various social media channels. Between now and the meeting, **association members will be walking door to door to collect proxy votes and answer any questions.** Additionally, votes can be cast by placing the completed ballot in the mailbox at the pool. If voting by mail, a proxy must be specified on the ballot. We request that anyone voting by proxy try and have their ballot returned by Tuesday, December 16<sup>th</sup>, so the ballots can be validated for completeness and corrected if necessary.

This proposal to increase annual association dues is the result of the recent emergency HOA meeting where neighbors reviewed the current financial status of our community and discussed the budget challenges we are facing in 2026, and beyond. During this meeting, the Board presented detailed documentation outlining the reasons our funds have reached critically low levels, including rising insurance, utilities, maintenance costs, hurricane-related repairs, and deferred infrastructure projects that can no longer be postponed.

Based on the financial data presented, it was clearly demonstrated that the current annual dues of \$475 are no longer sufficient to meet operating expenses and are grossly insufficient for completing capital projects or reestablishing and responsibly maintaining a reserve fund. From the approximately 25 homes represented at the meeting, there was unanimous agreement to move forward with a proposal to increase the annual dues to **\$675 beginning in 2026.** This recommendation aligns with the Board's goal of stabilizing finances, addressing overdue capital projects, and rebuilding our reserve funds over the coming years.

For several years, the community has entertained but never implemented the idea of shifting the due date for association dues away from the Christmas and the New Years Holiday of January 1<sup>st</sup>, allowing families time to recover for the festivities. The community also unanimously agreed to propose the following payment structure shift to help ease the impact of this increase on families, if passed.

- **For 2026 Annual Association Dues**
  - **\$475 due by January 31<sup>st</sup>, and \$200 due by March 31<sup>st</sup>, 2026**
  - **Or \$225 due by January 31<sup>st</sup>, February 28<sup>th</sup>, March 31<sup>st</sup> 2026**
- **For 2027 Annual Association Dues and every year after**
  - **\$675 due by March 31<sup>st</sup>,**
  - **Or \$225 due by January 31<sup>st</sup>, February 28<sup>th</sup>, March 31<sup>st</sup>**

Enclosed you will find your official voting ballot for the proposal to raise annual association dues. Your participation is essential to ensure a fair and representative decision for the entire community. Please complete and return your ballot by the deadline indicated so your vote can be counted ahead of the Annual HOA Meeting. We appreciate your engagement, transparency, and support as we work together to maintain Adams Run as a safe, attractive, and financially stable neighborhood. Should you have any questions or need clarification on the information shared, please feel free to contact the HOA Board. [hoa@adamsrun.org](mailto:hoa@adamsrun.org).

Sincerely,  
Joey Henslee on behalf of the Board of Directors  
Adams Run Homeowners Association President & Pool Committee Chair