

January 5th, 2026



Vote Result Notification
Proposal to Increase Annual Dues for Adams Run Homeowners Association

Dear Adams Run Homeowners,

On Thursday, December 18th at 6:30pm at the Five Fork Library, the 2025 Annual Homeowners Association Meeting was held to vote on the 2026 budget, the 2026 board and the proposal to raise the annual association dues beginning in 2026 to increase the operational funding for the Adams Run Homeowners Association.

Of the 144 homeowners, 124 votes were cast, with 12 votes cast in person and 112 votes cast via proxy. **The proposal PASSED with 113 votes in favor (Approve) and 11 votes NOT in favor (Disapprove).** Per our Adams Run Covenants and Restrictions, a proposal for dues increase must be approved by a minimum of 2/3rds of the homeowners (96 homeowners). The 113 votes in favor meet this requirement.

With the passing of this proposal, the Adams Run annual association dues will increase to \$675 per year beginning in 2026. As some have already noted, invoices for the 2026 dues have already been passed out and emailed. I apologize that this letter was not sent out prior to the invoices, but with the meeting and vote occurring only a week before Christmas, time with family was prioritized and I did not have time prior to today to write this letter.

The approved proposal also included shifting the date for annual dues to be paid in full. Previously dues were to be paid in full by January 31st. That date has now been shifted to March 31st, and to facilitate this transition, one of the following payment structures should be adhered to:

- **For 2026 Annual Association Dues**
 - **\$475 due by January 31st, and \$200 due by March 31st, 2026**
 - **Or \$225 due by January 31st, February 28th, March 31st 2026**
 - **Or you may simply pay the full \$675 prior to January 31st as well.**
- **For 2027 Annual Association Dues and every year after**
 - **\$675 due by March 31st,**
 - **Or \$225 due by January 31st, February 28th, March 31st**

All unpaid balances are considered late after March 31st of each year.

Additionally, the 2026 budget was reviewed and discussed in detail. With the increased funding the following capital projects were approved:

- Mulch the common areas.
- Finish tree work due to hurricane damage. We still have a tree overhanging homeowner fencing.
- Add landscape maintenance budget item for kudzu treatment in lower common area at pond outlet, extending to the south end of the neighborhood.
- Added sign maintenance item to repair street name signs that are not legible. Full street sign repair/replacement capital project was NOT approved for 2026.
- Save approximately 12% of the budget for known future major capital projects (Pond and Adams Lake Entrance).

Finally, all current board members volunteered to continue serving the community, with NO NEW VOLUNTEERS self-nominating for a board position. We still currently DO NOT have an Architectural Control Committee (ACC) Chair. **We desperately need this position filled.** There are several willing to assist with the committee, but we need someone to chair the committee and be responsible for the overall operation. I can help get anyone started if they are willing to help.

If you have any questions, please contact hoa@adamsrun.org.

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