

## Smaller Increase for Continued Benefits



### The 2020 Plan - a story of success! Now, We Need Your Vote!

The POA of Bella Vista made a crucial decision to raise the assessment fee. In 2020, the first assessment increase in 19 years was coupled with a complete overhaul of the amenity usage fee structure. The plan eliminated dozens of fees and reduced many other Member fees.

**The 2020 Plan and amenity usage fee structure overhaul was a huge success and as a result, we're in a position this time around to vote to approve a smaller increase for continued benefits!**

- Usage of all our amenities is up across the board.
- 16,000 Members have Activity Cards -- a 60% increase compared to 2019.
- Golf course usage along with usage of the driving ranges has increased.
- Boat registrations are up
- Activity at our fitness centers is at a high
- Our restaurants are all doing significantly better than they were in 2019.

#### The increased assessment allowed us to:

- Invest in capital improvements and to better maintain the daily operations.
- Renovating Riordan Hall and Member Services.
- Continue the trend of property values rising.
- Help the POA stay on strong financial footing and invest in the future.

### Vote "YES" to keeping the assessment increases small.

By modestly increasing our assessments periodically, we can avoid charging Members additional fees for most of our amenities. And for amenities like golf, boating, pools, beach and fitness, we can maintain the lower fees we instituted with the 2020 Plan. All this continues for 3 more years for just \$3 more per month for improved lots. The proposed \$3 assessment increase is for improved property owners only, as this is an amenities-driven increase, and we know that a majority of amenity users are improved property owners.

**VOTING  
STARTS  
AUG. 10**

By keeping the assessment increases small, and approving them more frequently, we can maintain the experience you've come to expect in Bella Vista. By voting "YES" to approve a \$3 increase in your monthly assessment, we can keep amenity usage fees exactly the same for **THREE MORE YEARS**. That means three more years of the amenities we all love at the same cost until March 2026!

BELLA  
VISTA  
PROPERTY OWNERS ASSOCIATION



**We all love Bella Vista, and it's up to us, as a community, to do our part to keep it thriving.  
We must continue to invest and care for it.**

**August 10, 2022 - Voting begins**

**October 4, 2022 - Voting ends**

**October 4, 2022 - Join us at 6pm at Lakepoint for the Assessment Vote Results Meeting.**

#### Smaller increase. Continued benefits.

- NO change in the amenity usage fee structure implemented as part of the 2020 Plan.
- This means Activity Card Members will enjoy continued unlimited use of our lakes, pools, beach, fitness/recreation facilities, range balls, green fees at Brittany Golf Course, and entrance to the Gun Range without paying a fee...for ANOTHER 3 years.
- Extends the 2020 Plan for three more years until March 2026.
- Fees that we eliminated and those that we reduced will remain the same.

The Board asks the Members of Bella Vista to vote YES for a \$3 per month assessment increase for improved lots to take effect in March of 2023.

#### Invest in the future of Bella Vista.

**No change in amenity usage fees for three more years  
for just \$3 more per month for improved lots.**

For more information visit:  
**3for3bellavista.com**



Your question or concern may be covered in our FAQs: [bellavistapoa.com/3-for-3-faq/](http://bellavistapoa.com/3-for-3-faq/)

**While the 2020 Amenity Usage Fee Structure is working, if the proposed Assessment Increase of \$3 per month for improved properties is not approved, we will have no other choice but to increase certain Amenity Usage Fees.**

Fees	Current 2020 Amenity Usage Fees Structure	Proposed Amenity Usage Fees if \$3 Increase is NOT approved	Increase
<b>Annual Golf Green Fee Plan</b>			
Primary	\$ 1,600	\$ 1,700	\$100 Annually
Secondary	\$ 1,300	\$ 1,375	\$75 Annually
<b>Green Fees (includes cart)</b>			
18 Holes - Activity Card	\$ 33	\$ 36	\$3 per round
18 Holes - Member Card	\$ 40	\$ 43	\$3 per round
18 Holes - Guest	\$ 52	\$ 55	\$3 per round
10 Play Pre-Pay	\$ 330	\$ 360	\$30 increase
9 Holes - Activity Card	\$ 18	\$ 20	\$2 per round
9 Holes - Member Card	\$ 25	\$ 27	\$2 per round
9 Holes - Guest	\$ 35	\$ 37	\$2 per round
<b>Green Fees - w/annual seat lease or private cart</b>			
18 Holes	\$ 18	\$ 21	\$3 per round
9 Holes	\$ 12	\$ 14	\$2 per round
<b>Annual Boat Registration</b>			
Under 18 Feet	\$ 75	\$ 100	\$25 Annually
18 feet and over	\$ 125	\$ 165	\$40 Annually
<b>Annual Boat Mooring &amp; Slip Rental</b>			
Covered - The Marina at Lakepoint	\$ 1,500	\$ 1,600	\$100 Annually
Uncovered - The Marina at Lakepoint	\$ 500	\$ 550	\$50 Annually
Lake Windsor docks	\$ 300	\$ 330	\$30 Annually
<b>Activity Card</b>			
First Member and Second Member	\$ 30	\$ 40	\$10 Annually
Annual Fitness & Pool Pass	Included with Activity Card	\$ 60	\$60 Annually

Examples	Current Fees	Proposed Fees if Increase is NOT approved
<b>Example #1 - Golfing Couple</b>		
Annual Golf Membership - Primary	1,600	1,700
Annual Golf - Secondary	1,300	1,375
Activity Cards (2)	60	80
<b>Total</b>	<b>2,960</b>	<b>3,155</b>
Increase in Fees if the Assessment Increase of \$3 per month is NOT approved.		195
<b>Example #2 - Single Boater/Fitness Center User</b>		
Annual Boat Registration - 18 feet and over	125	165
Annual Boat Mooring - Uncovered - The Marina at Lakepoint	500	550
Activity Card	30	40
Annual Fitness & Pool Pass	-	60
<b>Total</b>	<b>655</b>	<b>815</b>
Increase in Fees if the Assessment Increase of \$3 per month is NOT approved.		160
<b>Example #3 - Single Golfer/Fitness Center User</b>		
Golf - 18 Holes - Activity Card (assume 12 rounds annually )	396	432
Activity Card	30	40
Annual Fitness & Pool Pass	-	60
<b>Total</b>	<b>426</b>	<b>532</b>
Increase in Fees if the Assessment Increase of \$3 per month is NOT approved.		106

If the proposed \$3 per month Assessment Increase is approved, the current 2020 Amenity Usage Fee Structure will be guaranteed to remain the same for three more years (till March 2026).