

# Eastwood Pines

Fall 2025



## 2026 Budget Process

Budget process officially begins on September 22nd and extends through October 17th.

As an owner, the budget process is an important part of your property ownership. Your participation is required in many aspects of the process. **Learn about the budget and your responsibilities.** Attend the **Budget Workshop** in-person or by teleconference. Your suggestions and input will be considered by the Board.

The Board of Directors finalizes the budget and votes for adoption at the October 17th meeting. Budget documents are mailed to owners 14 days prior to the Budget meeting. **Review the budget documents and make your decision regarding owner required responses.**

**Respond. Failure of ownership to respond** can result in higher maintenance fees and restrict the Board's ability to manage the property. Complete and submit the proxy and answer the responses. If you attend the meeting, the proxy can be rescinded. **EVERY RESPONSE COUNTS!**

1

### BUDGET WORKSHOP

Stay Informed

Your input matters

2

### REVIEW BUDGET DOCUMENTS

Don't wait  
until it's too late.

3

### RESPOND

Submit proxy before  
10/17

Attend Meeting



**James Mateka**  
Property Manager

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**Budget Workshop**  
September 22nd

OCTOBER

17

**Final  
Budget Meeting at  
Ameri-Tech**  
6:30 pm

## Saving Costs

The 2026 budget involves the costs of operating and maintaining the property.

As an owner, you have a direct impact on the costs involved.

### See something, Say something

Notify the property manager of items needing attention. Water leaks, maintenance issues should be reported promptly.

### Pay Maintenance Fees on Time

All maintenance fees are due on the 1st of the month. When owners do not pay on time, the Association incurs additional costs as efforts are made to collect.

### Follow the rules and regulations.

Respect the property and its residents. When enforcement is implemented, there is a cost to all. Violations involving parking, common areas and shared facilities are preventable.



### Trash Savings

When refuse is discarded outside the dumpster, additional costs are incurred to remove it. The dumpster cannot be emptied when in this condition and overflow has to be removed by hand. Do not place large items such as furniture, mattresses, appliances around or in the dumpster corral. This is not part of regular pickup and incurs additional charges. Do your part and properly arrange for pickup.

Witness Illegal Dumping ???

#### Call Law enforcement

What information should you provide when reporting? License plate number of the vehicle used, Description of the vehicle, Details about the waste dumped, and Location of the incident. Provide photos if available.



### RESOURCES.

Eastwood Pines Association

use QR code or [ewpines.com](http://ewpines.com)

**Ameri-Tech Community Management**

<https://www.ameritechcompanies.com/>

**Mobile app available on Apple Apps, Google Play**