



**State of the Fairfax Village VI Community**  
**Levy of Special Assessment**

June 7, 2019

Greetings Fairfax Village VI Co-Owners/Residents:

It is with great pleasure that I announce the various common area/element improvements to our property in FY2018-2019:

- Landscaping enhancements throughout the property;
- Installation of new windows in the common areas of the 19 multi-unit buildings; and
- Exterior townhouse painting throughout the property

Enclosed you will find the approved budget for FY2019-2020, effective July 1, 2019.

Our list of scheduled common area/element improvements for our property in FY2019-2020 include the following:

- 1 roof replacement;
- Concrete repairs throughout the property;
- Installation of LED-lights in the common areas of the multi-unit buildings; and
- Access monitoring cameras throughout the property

In order to pay for the common area/element improvements, the Board of Directors has levied a special assessment of \$56,500, per Article V, Section 1 (e) of the Bylaws. Thus, the special assessment will be charged against all Co-Owners, based upon their percentage interest of ownership.

Effective July 1, 2019, each Co-Owner will be responsible for paying their regular FY2019-2020 monthly assessment **plus** the FY2019-2020 special assessment amount, as shown on the enclosed chart. Each Co-Owner may pay their respective special assessment amount in full OR in twelve (12) monthly installments.

You will receive one coupon book. Each coupon will disclose your total regular monthly assessment for FY 2019-2020, which includes your respective monthly special assessment amount. However, to prevent any late charges, please do not withhold your payments awaiting receipt of the coupon book. Special assessment collection action will be handled with the same Association rights, as regular monthly assessments.



If you have signed up for the ACH authorization for Summit Management Services, Inc. (SMSI) to directly debit your bank account, no changes will be needed. The new amount will be automatically deducted from your bank account. However, if you are signed up for recurring payments online or with your bank, you will need to update your recurring amount online or with your bank.

The Board of Directors will continue to focus on the routine maintenance and capital improvements needed on the property as noted in our 2018 Level 2 Reserve Study. As a friendly reminder, our property is our investment. We must protect our investment by making the necessary repairs, replacements and improvements to preserve and enhance its value.

We value your feedback and invite you to attend the next regularly scheduled meeting of the Board of Directors. Enclosed is a list of the regularly scheduled board meetings for the new fiscal year.

Please visit the website for our property [www.FairfaxVillagevi.com](http://www.FairfaxVillagevi.com) for updates and to explore the many options that are available to manage your account. As always, the Board of Directors looks forward to maintaining a high quality of living in our community.

Sincerely,

A handwritten signature in blue ink that reads "Cortez Johnson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Cortez Johnson  
President  
Fairfax Village Condominium VI Association, Inc.

**FAIRFAX VILLAGE 6**  
**FY2019-2020 REGULAR ASSESSMENT AND SPECIAL ASSESSMENT CHART**

<u>Unit #</u>	<u>% of Interest</u>	<u>FY2019-2020 Regular Monthly Amount</u>	<u>FY2019-2020 Speical Assessment</u>	<u>Total FY2019-2020 Monthly Amount Due:</u>
3802	0.770000	\$333.80	\$36.25	\$370.05
3803	0.770000	\$333.80	\$36.25	\$370.05
3804	0.960000	\$416.16	\$45.20	\$461.36
3805	0.960000	\$416.16	\$45.20	\$461.36
3806	0.960000	\$416.16	\$45.20	\$461.36
3807	0.960000	\$416.16	\$45.20	\$461.36
3815	0.960000	\$416.16	\$45.20	\$461.36
3817	0.960000	\$416.16	\$45.20	\$461.36
3819	0.770000	\$333.80	\$36.25	\$370.05
2100A	0.960000	\$416.16	\$45.20	\$461.36
2100B	0.960000	\$416.16	\$45.20	\$461.36
2101A	0.960000	\$416.16	\$45.20	\$461.36
2101B	0.960000	\$416.16	\$45.20	\$461.36
2102A	0.960000	\$416.16	\$45.20	\$461.36
2102B	0.960000	\$416.16	\$45.20	\$461.36
2103A	0.960000	\$416.16	\$45.20	\$461.36
2103B	0.960000	\$416.16	\$45.20	\$461.36
2109A	0.630000	\$273.11	\$29.66	\$302.77
2109B	0.630000	\$273.11	\$29.66	\$302.77
2111A	1.190000	\$515.87	\$56.03	\$571.90
2114A	0.960000	\$416.16	\$45.20	\$461.36
2114B	0.960000	\$416.16	\$45.20	\$461.36
2115A	0.950000	\$411.83	\$44.73	\$456.56
2115B	0.960000	\$416.16	\$45.20	\$461.36
2116A	0.960000	\$416.16	\$45.20	\$461.36
2116B	0.960000	\$416.16	\$45.20	\$461.36
2117A	0.960000	\$416.16	\$45.20	\$461.36
2117B	0.950000	\$411.83	\$44.73	\$456.56
3811A	0.630000	\$273.11	\$29.66	\$302.77
3811B	0.630000	\$273.11	\$29.66	\$302.77
3814A	0.960000	\$416.16	\$45.20	\$461.36
3814B	0.950000	\$411.83	\$44.73	\$456.56
3816A	0.950000	\$411.83	\$44.73	\$456.56
3816B	0.950000	\$411.83	\$44.73	\$456.56
3818A	0.950000	\$411.83	\$44.73	\$456.56
3818B	0.960000	\$416.16	\$45.20	\$461.36
2104101	0.620000	\$268.77	\$29.19	\$297.96
2104102	0.640000	\$277.44	\$30.13	\$307.57
2104201	0.620000	\$268.77	\$29.19	\$297.96
2104202	0.640000	\$277.44	\$30.13	\$307.57
2105101	0.680000	\$294.78	\$32.02	\$326.80

**FAIRFAX VILLAGE 6**  
**FY2019-2020 REGULAR ASSESSMENT AND SPECIAL ASSESSMENT CHART**

2105102	0.660000	\$286.11	\$31.08	\$317.19
2105201	0.640000	\$277.44	\$30.13	\$307.57
2105202	0.620000	\$268.77	\$29.19	\$297.96
2106101	0.660000	\$286.11	\$31.08	\$317.19
2106102	0.680000	\$294.78	\$32.02	\$326.80
2106201	0.620000	\$268.77	\$29.19	\$297.96
2106202	0.640000	\$277.44	\$30.13	\$307.57
2106301	0.620000	\$268.77	\$29.19	\$297.96
2106302	0.640000	\$277.44	\$30.13	\$307.57
2107101	0.640000	\$277.44	\$30.13	\$307.57
2107102	0.620000	\$268.77	\$29.19	\$297.96
2107201	0.640000	\$277.44	\$30.13	\$307.57
2107202	0.620000	\$268.77	\$29.19	\$297.96
2107301	0.640000	\$277.44	\$30.13	\$307.57
2107302	0.620000	\$268.77	\$29.19	\$297.96
2108101	0.770000	\$333.80	\$36.25	\$370.05
2108102	0.770000	\$333.80	\$36.25	\$370.05
2108201	0.740000	\$320.79	\$34.84	\$355.63
2108202	0.740000	\$320.79	\$34.84	\$355.63
2108301	0.740000	\$320.79	\$34.84	\$355.63
2108302	0.740000	\$320.79	\$34.84	\$355.63
2109101	0.740000	\$320.79	\$34.84	\$355.63
2109102	0.740000	\$320.79	\$34.84	\$355.63
2109201	0.740000	\$320.79	\$34.84	\$355.63
2109202	0.740000	\$320.79	\$34.84	\$355.63
2109301	0.740000	\$320.79	\$34.84	\$355.63
2109302	0.740000	\$320.79	\$34.84	\$355.63
2110101	0.640000	\$277.44	\$30.13	\$307.57
2110102	0.620000	\$268.77	\$29.19	\$297.96
2110201	0.640000	\$277.44	\$30.13	\$307.57
2110202	0.620000	\$268.77	\$29.19	\$297.96
2110301	0.640000	\$277.44	\$30.13	\$307.57
2110302	0.620000	\$268.77	\$29.19	\$297.96
2111101	0.620000	\$268.77	\$29.19	\$297.96
2111102	0.640000	\$277.44	\$30.13	\$307.57
2111201	0.620000	\$268.77	\$29.19	\$297.96
2111202	0.640000	\$277.44	\$30.13	\$307.57
2111301	0.620000	\$268.77	\$29.19	\$297.96
2111302	0.640000	\$277.44	\$30.13	\$307.57
2112101	0.680000	\$294.78	\$32.02	\$326.80
2112102	0.660000	\$286.11	\$31.08	\$317.19
2112201	0.640000	\$277.44	\$30.13	\$307.57
2112202	0.620000	\$268.77	\$29.19	\$297.96
2113101	0.620000	\$268.77	\$29.19	\$297.96

**FAIRFAX VILLAGE 6**  
**FY2019-2020 REGULAR ASSESSMENT AND SPECIAL ASSESSMENT CHART**

2113102	0.640000	\$277.44	\$30.13	\$307.57
2113201	0.620000	\$268.77	\$29.19	\$297.96
2113202	0.640000	\$277.44	\$30.13	\$307.57
3800101	0.620000	\$268.77	\$29.19	\$297.96
3800102	0.640000	\$277.44	\$30.13	\$307.57
3800201	0.620000	\$268.77	\$29.19	\$297.96
3800202	0.640000	\$277.44	\$30.13	\$307.57
3801101	0.640000	\$277.44	\$30.13	\$307.57
3801102	0.620000	\$268.77	\$29.19	\$297.96
3801201	0.640000	\$277.44	\$30.13	\$307.57
3801202	0.620000	\$268.77	\$29.19	\$297.96
3808101	0.690000	\$299.12	\$32.49	\$331.61
3808102	0.690000	\$299.12	\$32.49	\$331.61
3808201	0.690000	\$299.12	\$32.49	\$331.61
3808202	0.690000	\$299.12	\$32.49	\$331.61
3808301	0.690000	\$299.12	\$32.49	\$331.61
3808302	0.690000	\$299.12	\$32.49	\$331.61
3809101	0.690000	\$299.12	\$32.49	\$331.61
3809102	0.690000	\$299.12	\$32.49	\$331.61
3809201	0.690000	\$299.12	\$32.49	\$331.61
3809202	0.690000	\$299.12	\$32.49	\$331.61
3809301	0.690000	\$299.12	\$32.49	\$331.61
3809302	0.690000	\$299.12	\$32.49	\$331.61
3810101	0.740000	\$320.79	\$34.84	\$355.63
3810102	0.740000	\$320.79	\$34.84	\$355.63
3810201	0.740000	\$320.79	\$34.84	\$355.63
3810202	0.740000	\$320.79	\$34.84	\$355.63
3810301	0.740000	\$320.79	\$34.84	\$355.63
3810302	0.740000	\$320.79	\$34.84	\$355.63
3811101	0.690000	\$299.12	\$32.49	\$331.61
3811102	0.690000	\$299.12	\$32.49	\$331.61
3811201	0.690000	\$299.12	\$32.49	\$331.61
3811202	0.690000	\$299.12	\$32.49	\$331.61
3811301	0.690000	\$299.12	\$32.49	\$331.61
3811302	0.690000	\$299.12	\$32.49	\$331.61
3812101	0.690000	\$299.12	\$32.49	\$331.61
3812102	0.690000	\$299.12	\$32.49	\$331.61
3812201	0.690000	\$299.12	\$32.49	\$331.61
3812202	0.690000	\$299.12	\$32.49	\$331.61
3812301	0.690000	\$299.12	\$32.49	\$331.61
3812302	0.690000	\$299.12	\$32.49	\$331.61
3813101	0.690000	\$299.12	\$32.49	\$331.61
3813102	0.690000	\$299.12	\$32.49	\$331.61
3813201	0.690000	\$299.12	\$32.49	\$331.61

**FAIRFAX VILLAGE 6**  
**FY2019-2020 REGULAR ASSESSMENT AND SPECIAL ASSESSMENT CHART**

3813202	0.690000	\$299.12	\$32.49	\$331.61
3813301	0.690000	\$299.12	\$32.49	\$331.61
3813302	0.690000	\$299.12	\$32.49	\$331.61
3821101	0.660000	\$286.11	\$31.08	\$317.19
3821102	0.680000	\$294.78	\$32.02	\$326.80
3821201	0.620000	\$268.77	\$29.19	\$297.96
3821202	0.640000	\$277.44	\$30.13	\$307.57
<b>Totals</b>	<b>100.000000</b>	<b>\$43,350.23</b>	<b>\$4,708.28</b>	
		<b>\$12.00</b>	<b>\$12.00</b>	
		<b>\$520,202.76</b>	<b>\$56,499.36</b>	