

**Liberty Park Owners Association
PO Box 1902
Ferndale, WA 98248**

Dear Liberty Park Homeowner,

Please join us for our annual Liberty Park Owners Association meeting at **6:30pm on Tuesday, May 5th at Good Shepherd Bible Church, 1254 W. Smith Rd.** All owners are encouraged to attend. We will discuss important business, review the 2025-26 budget and approve a new budget for 2026-27. Homeowners will also have the opportunity to ask questions and express concerns about other matters in the neighborhood.

Retention Pond Repairs and Maintenance

Over the last year important repairs were made to the retention pond and dispersion trench. At the meeting we will discuss how these repairs have turned out as well as what other improvements need to be made moving forward.

2026-27 Dues

Homeowners have the opportunity to vote for one of two alternatives for 2026-27 dues. One vote per household. Whichever alternative gets the most votes will be applied to all homeowners for 2026-27.

Alternative #1: Raise annual dues from \$200/year to \$225/year. This will allow our budget to break even for 2026-27.

Alternative #2: Raise annual dues from \$200/year to \$300/year. This will allow our reserves to build up by about \$4,000 in 2026-27.

Please complete the attached ballot on page 3 of this letter and bring it with you to the meeting. If you will not be able to attend the meeting, you may mail your ballot to the PO Box at the top of this letter. Mailed ballots must be postmarked with a date of 5/5/2026 or earlier to be counted.

Please do not pay your dues yet! We will issue a separate dues statement soon based on which alternative above gets the most votes. There will be a new option to pay your dues online by credit card at our new website at libertyparkferndale.com. You will also be able to continue mailing in your dues as usual if you prefer. Dues statements for 2026-27 will be emailed soon to your email address on file. If you don't have email, a dues statement will be mailed to you.

Architectural Review Committee

The Architectural Review Committee (ARC) consists of homeowners who review and approve a particular homeowner's plans to make structural changes to their house or property such as building a shed or fence, painting your house a different color, building an addition to your house, expanding your driveway, or making other such significant architectural changes. This is a reminder that ALL homeowners agreed when they purchased their house to follow the Covenants, Conditions, and Restrictions (CC&Rs) and Architectural Control Standards (ACS), and are therefore **required to submit a written request to the ARC** when such structural changes are proposed. A simple email containing a brief description as well a couple of pictures or diagrams is often all that is necessary. Please submit your requests to VP Melanie Prinsen (chair of the ARC). If you would like to serve on the ARC, please contact Melanie Prinsen. You do not have to be a Board member to serve on the ARC.

If you would like a copy of the Bylaws, CC&Rs, and/or ACS, please contact Secretary Brian Gregory, or go to our website at libertyparkferndale.com. It is recommended that all homeowners keep a copy of these documents.

We hope to see you at the meeting!

Sincerely,

Susan Anderson, President – president@libertyparkferndale.com or 360-384-1904

Melanie Prinsen, Vice President – vicepresident@libertyparkferndale.com or 360-961-7376

Brian Gregory, Secretary – secretary@libertyparkferndale.com or 360-223-5342

Erik Slayter, Treasurer – treasurer@libertyparkferndale.com or 360-935-4343

Paul Kitsen, Member At-Large – lilkit175@gmail.com or 360-383-8727

Ballot for 2026-27 Dues Payments

Please vote for only one of the alternatives below for 2026-27 dues payments. One vote per household. Whichever alternative gets the most votes will be applied to all homeowners for 2026-27. Please bring your ballot with you to the meeting on 5/5/2026, or you may mail your ballot to the following address:

Liberty Park Owners Association
PO Box 1902
Ferndale, WA 98248

Mailed ballots must be postmarked with a date of 5/5/2026 or earlier to be counted. **Please do not pay your dues yet!** We will issue a separate dues statement soon based on which alternative below gets the most votes.

I cast my vote for:

Alternative #1: Raise annual dues from \$200/year to \$225/year. This will allow our budget to break even for 2026-27.

Alternative #2: Raise annual dues from \$200/year to \$300/year. This will allow our reserves to build up by about \$4,000 in 2026-27.

Name: _____

Address: _____

Phone Number: _____

E-mail Address: _____

I would like future correspondence from the LPOA Board to be:

E-mailed to me

Mailed to me

Liberty Park Owners' Association

April 1, 2025 - March 31, 2026 Budget and Actual

April 1, 2026 - March 31, 2027 Budget

	2025-2026	2025-2026	<i>Alternative 1</i> 2026-2027	<i>Alternative 2</i> 2026-2027
	Budget	Actual	Budget	Budget
Beginning Cash Balance	\$ 15,372	\$ 15,372	\$ 13,404	\$ 17,534
Fees Assessment Income	10,800	10,800	12,150	16,200
2025 Special Assessment Income	-	50,600	3,400	3,400
Interest Income	7	10	10	10
Funds Available	26,179	76,782	28,964	37,144
Administration - Supplies/Mailings	30	-	30	30
Administration - PO Box	170	188	200	200
Administration - Professional Fees	185	491	500	500
Insurance - General Liability with BoD Liability	-	-	1,500	1,500
Insurance - General Liability	810	1,476	-	-
Insurance - Board of Directors Liability	1,050	-	-	-
Pond - Monthly maintenance	2,600	2,199	2,100	2,100
Pond - City of Ferndale requirements	14,000	57,499	-	-
Pond - Engineering	-	-	3,600	3,600
Pond - Other maintenance	2,000	1,525	3,500	3,500
Total Expenses	20,845	63,378	11,430	11,430
Ending Cash Balance	\$ 5,334	\$ 13,404	\$ 17,534	\$ 25,714

Note: Fees Assessment Income for 2026-2027 will be either \$225/household (Alternative 1) or \$300/household (Alternative 2) - to be determined by member vote.

Note: \$3,400 of 2025 Special Assessment Income is the remaining amount to be collected from households using the \$100/mo payment plan.