Special Assessments
Ravina Estates Owner Assoc.

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
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Ravina Estates Condominium Association
2025 Annual Dues Notice

December 11th, 2024

Subject: Ravina Estates Condo Association Fees for 2025

Dear Ravina Unit Owner:

The Ravina Board has worked diligently at managing the budget while making certain that buildings and beautiful grounds are kept in good order. We've had increases in insurance costs, some landscaping costs and bluff maintenance costs that are reflected in the budget. After careful consideration, the Board has determined that there will be no increase in monthly fees. This is in accord with comments at our annual meeting. The fees will be $1,000 per month as of January 1st, 2025. A special assessment of $3,000 per unit will also be required to meet the needs of the association. The special assessment will be payable in two installments of $1,500 each on April 1st and on September 1st. The assessment will cover the deficit in routine operating funds and provide some additional funds for our reserves. As of the end of 2024, we expect to have approximately $104,990.00 in our reserve account.

A copy of the 2025 budget is attached for review.

Changes in budget expenditures include:

(a) We plan to paint the remaining 2 buildings in 2025.
(b) Landscape enhancements to include plantings in a few areas as recommended by the landscape committee.
(c) Bluff maintenance will include removal of Buckthorn and added plantings.
(d) The new driveways will be seal coated.
(e) Governing documents will be reviewed to see if they need updating.

1. If you are enrolled in Auto-Draft through the Vantaca HOME Portal, you will not need to do anything. The new amount will be automatically pulled on or about the 5th of each month.

2. If you are making payments automatically through First Citizen's Bank please use one of the following option to disable your payments:
Login to your Property Pay Account
Email: servicepropertypay@firstcitizens.com
Call: (866) 800-4656

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3. If you are paying by check please be sure to include your account # on your check and continue to mail your payment to:
Ravina Condominiums
c/o Ogden Milwaukee
PO BOX 98158
Phoenix, AZ 85038

4. If you are making automatic payments through your personal online bank account, please update your payment amount accordingly.

If you do not want monthly fees pulled automatically with your ACH or Auto Draft, please contact our Administrative Assistant Loren Wade, lorenw@ogdenre.com or 414.270.1342 so we can turn off your Auto Draft

Sincerely,

Jan Murray

Jan Murray
Real Estate Portfolio Manager
Ogden & Company, Inc. 1665 N. Water Street Milwaukee, WI 53202

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