

**PLEASE READ CAREFULLY FOR
2026 DUES INFORMATION FOR THE
BRAXTON PARK HOMEOWNERS ASSOCIATION**

EFFECTIVE JANUARY 1, 2026, DUES FOR OWNERS WILL BE:

\$125.00 PER MONTH

MUST BE PAID MONTHLY BY THE 1ST OF EACH MONTH.

Based on the approved 2026 Operating Budget, the Board has unanimously voted to increase the monthly dues to \$125.00 per home per month.

You may pay your dues using any of the following methods:

AUTODRAFT:

To enroll in autodraft, please complete an ACH form and return it to Hall Associates, Inc. using the address or email listed on the form. Pinnacle Bank will draft the payment from your account on or about the 8th of each month.

CHECK:

**Checks should be made payable to *Braxton Park POA* and mailed to:
Hall Associates, Inc.
P.O. Box 20468
Roanoke, VA 24018**

CREDIT CARD:

You may pay by credit card online through the Hall Associates, Inc. website:

<https://www.hall-realtor.com/homeowner-association-payments.php>

Please note that a 4.00% processing fee is automatically applied to all online credit card payments.

If you have any questions, please contact Amanda St. Clair at astclair@hallassociatesinc.com or (540) 982-0011.

Thank you, and Happy Holidays!

**Amanda St. Clair
Management Agent on Behalf of Braxton Park
Hall Associates, Inc.**

2026 Budget - Braxton Park POA
Based on 193 units at \$125 per Month

INCOME	2026	2025
Association Dues	\$289,552.00	\$277,920.00
EXPENSES		
Repairs & Maintenance	\$15,000.00	\$15,401.00
Exterminating	\$6,300.00	\$6,342.00
Pool - Misc Supplies	\$500.00	\$500.00
Pool Service/Maint	\$9,000.00	\$9,000.00
Pool Access and Security - Internet,Annual Subscription for Door Entry System	\$2,000.00	\$2,008.00
Snow Removal	\$14,500.00	\$11,393.00
Grounds Maintenance	\$87,000.00	\$79,134.00
Landscaping Misc.	\$10,000.00	\$9,654.00
Pond Maintenance	\$5,000.00	\$8,000.00
Trash Removal	\$27,000.00	\$27,834.00
Electricity	\$12,000.00	\$11,278.00
Water & Sewer	\$1,800.00	\$2,246.00
Management Fees	\$35,782.00	\$35,782.00
Insurance	\$5,100.00	\$5,085.00
Bank Charges	\$200.00	\$200.00
HOA Meetings	\$500.00	\$200.00
Committee Expenses (Welcome)	\$500.00	
Legal Fees	\$4,500.00	\$4,493.00
Register/Annual Report	\$105.00	\$105.00
Copies, Mailings, Postage	\$2,500.00	\$1,500.00
Tax return-review	\$445.00	\$425.00
Capital Reserve HOA	\$43,820.00	\$41,340.00
Fund Operating Reserve	\$6,000.00	\$6,000.00
TOTAL OPERATING EXPENSES	\$289,552.00	\$277,920.00
NET INCOME	\$0.00	\$0.00