



SAN SIMEON NEWSLETTER

Urgent Need to Vote Now!!

Dear San Simeon homeowners,

San Simeon is at a crisis point, and your immediate action is required. On Monday, December 9th at 6:00 PM, our community will hold a Special Membership Meeting Vote to decide on urgent updates to our reserves and budget.

Why This Matters to You

IF THESE PROPOSALS DON'T PASS, HOA DUES WILL SKYROCKET BY SEVERAL HUNDRED DOLLARS PER MONTH to cover emergency repairs and severely underfunded reserves.

By voting "YES," we can:

- **Fix past accounting mistakes.**
- **Fund critical improvements.**
- **Avoid devastating financial strain for all homeowners.**

This is our last opportunity to address these issues responsibly and prevent massive dues increases. The stakes couldn't be higher.

What You Need to Do

1. **Attend the meeting at the Clubhouse on Monday, December 9th, 2024, at 6 PM, OR**
2. **Deliver your signed ballot and proxy to a neighbor attending the meeting to submit it on your behalf OR *If you prefer, you can take photos of the signed two page ballot and proxy and send them to James Ro via email at james@sunvast.net as soon as possible. Please ask James to confirm receipt of your email.***

This is about protecting your home, your finances, and our way of life at San Simeon.

Let's take action together to preserve the value and quality of our neighborhood.

Board of Directors and Budget/Finance Committee