



217 PROVIDENCE FORGE, ROYERSFORD, PENNSYLVANIA 19468
A Condominium Community

July 25, 2023

Dear Owners,

In follow up to discussion at our Annual Meeting, we are happy to announce that Council has contracted with Danella Realty & Management Co., Inc. to assume the financial (accounting) management of our Association.

Danella Realty will handle the processing of all monthly Common Expenses and Special Assessments (Accounts Receivable), as well as our Accounts Payable. We believe this is a fiscally sound move which will offer many benefits to our homeowners and to the Association, while allowing the Council to focus on higher level matters. Our maintenance will continue to deliver the same level of service under our direction.

Danella Realty is a local real estate and management company that is well versed in managing mid-sized to large communities, be it Financial only or Full Management on and off site. We chose Danella because of their reputation for successful management of local communities in our area, and we believe that they have what it takes to bring us into the modern-day management of accounting.

Our target date for Danella Realty to take over management of accounting is 9/1/23. All homeowners will soon receive a letter directly from Danella Realty which will provide you with a login to access your account online. You will also receive detailed instructions on how to pay your monthly Common Fees and Special Assessments. You will be able to access your accounts in real time 24/7, as well as make online payments directly to your account.

All payments will be sent directly to Danella Realty starting with September 1st fees.

No more mail slot drop offs will be accepted after August 20th. If you drop off your Common Fees in the mail slot it will be considered late and will be returned to you.

The base cost per unit is estimated at \$10 not including the extra variable charges such as copies, postage, etc. We will not be increasing our Common Fee as a result of engaging with Danella Realty for the remainder of this year. We will however keep a close eye on such fees as we prepare our Budget projections for the coming year.

Stay tuned for more information, as we want this to be a positive experience and smooth transition for everyone.

Truly,

PROVIDENCE FORGE ASSOCIATION

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