



March 2, 2026

EXPLANATION OF DUES

Dear Homeowner,

The Fiscal Year 2026 dues invoiced now are \$1,488.00 per lot.

The total official Uniform Annual Charge is \$1638.00 per lot. This amount includes a contingency of \$150.00 per lot that will be invoiced only in the event of an emergency such as a natural disaster, legal judgment, or other unforeseeable urgency. Our governing documents do not permit us to make a special assessment under any circumstances. Therefore, this contingency amount is built into our annual dues. The contingency amount will never be billed unless it is needed. If it becomes necessary to bill for any part of this budgeted contingency amount, notice will be given at least 30 days in advance of any due date established.

\$1,488.00 per lot is due by May 1, 2026. Late fees will begin to accrue on unpaid accounts on June 1, 2026.

Dues are payable to: FHPOA
1100 Pelican Drive
New Bern, NC 28560

Best Regards,

Don Moore, President

Please remit payment with the coupon below or otherwise include your account number with payment.

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Account # _____ - _____

Property address _____

Owner name(s) _____

*Fairfield Harbour Property Owners Association
1100 Pelican Drive, New Bern, NC 28560 Office: 252-633-5500
Fax: 252-635-2154 Website: fh-poa.com*