
MEMORANDUM

DATE: May 26, 2026

TO: Row Home and Shop Home Residents

FROM: Mueller Master Community POA

SUBJECT: Approved Row Home / Shop Home Special Assessment Resolution

Dear Row Home and Shop Home Residents,

We are writing to share an important update following the recent approval of the **Row Home / Shop Home Special Assessment Resolution** by the Mueller Master Community Board of Directors.

We know this is significant information, and we also know many residents have been waiting for something formal they can provide to their homeowners insurance company. For that reason, we wanted to get this information to you as quickly as possible, even while some administrative details — such as final billing timelines, payment instructions, and related next steps — are still being worked through.

The approved resolution may be used by residents when contacting their homeowner's insurance carrier, particularly if your policy includes **loss assessment coverage** or another provision that may apply.

Please note that the POA cannot determine whether your individual policy provides coverage or reimbursement. Each homeowner will need to contact their own insurance company directly.

What Was Approved

At the May 26, 2026, Special Meeting, the Master Board approved a resolution adopting a Row Home / Shop Home Special Assessment to help fund repairs related to damage from the May 28, 2025, wind and hail storm.

The assessment applies to Row Homes and Shop Homes and is based on the same tier structure used for regular Row Home / Shop Home assessments.

Assessment Amount by Tier

Some residents may not know which tier applies to their home. The chart below can be used to help identify the applicable tier based on the square footage range of your home.



Tier	Square Footage Range	Special Assessment Amount
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Tier 1	0 – 1,000 sq. ft.	\$4,840
Tier 2	1,001 – 1,250 sq. ft.	\$5,060
Tier 3	1,251 – 1,500 sq. ft.	\$5,280
Tier 4	1,501 – 1,750 sq. ft.	\$5,500
Tier 5	1,751 – 2,000 sq. ft.	\$5,720
Tier 6	2,001 – 2,250 sq. ft.	\$5,940
Tier 7	2,251 – 2,500 sq. ft.	\$6,160
Tier 8	2,501 – 2,750 sq. ft.	\$6,380
Tier 9	2,751 – 3,000 sq. ft.	\$6,600
Tier 10	3,000+ sq. ft.	\$6,820

Residents may use this chart, along with the approved resolution, when speaking with their insurance carrier.

Why We Are Sharing This Now

While the POA is still finalizing certain implementation details, we felt it was important to provide residents with the approved assessment information now so that homeowners can begin contacting their insurance companies without delay.

Formal billing information will be provided separately once finalized. This memo is intended to help residents begin the insurance conversation and understand the approved assessment amount by tier.

Upcoming Master Board Meeting

The Master Board will meet on **Thursday, May 28, 2026**, to formally review and approve the contractor and material recommendations advanced by the Row Home Special Working Group and the Row Home Committee.

There will be time available for community comments during the meeting but is limited to a maximum of 30-minutes as there is a full agenda for board business. Residents may also submit comments or questions in advance by emailing:

mueller@coherelife.com



In addition to the May 28 Master Board meeting, The POA is also planning a special community meeting for Row Home and Shop Home residents in late June or early July. This meeting will be recorded and will provide residents with the most up-to-date information available as we move into the next phase of the repair process.

The meeting will also give residents an opportunity to meet the selected contractor, ask questions, voice concerns, and gain a deeper understanding of the anticipated repair process, materials, sequencing, communications, and next steps.

Additional details, including the date, time, location, and meeting format, will be shared once finalized. Please stay tuned for that announcement.

Updated FAQ Coming Soon

We are also working on an updated FAQ as we move into this next phase of the repair process. The FAQ will include additional information about the assessment, insurance-related questions, contractor and material approval, repair planning, and next steps.

We understand residents will continue to have questions, and we will keep sharing updates as information becomes available.

Please Help Spread the Word

Because this information may be helpful for insurance purposes, we ask residents to please share this memo with Row Home and Shop Home neighbors who may not have seen the update.

Thank you for your continued patience, engagement, and support as the community moves forward with this important repair effort.