

Important HOA Community Update – Immediate Attention Required

May 18, 2026

Ref: On May 13, 2026, the Board met with legal counsel to review all governing documents and delinquent accounts.

Dear HOA Members,

The FY26 Board is a newly elected Board currently in a transition period. Since taking office, we have been actively working to correct processes, strengthen financial accountability, and ensure strict compliance with our governing documents.

**This is an important notice. Please read in full.
Delinquent Dues have been addressed with attorney.**

1. Immediate Notice – Delinquent Dues

This communication serves as formal notice to ALL homeowners with delinquent accounts.

All outstanding dues are due immediately.

Failure to bring accounts current will result in enforcement actions as outlined in the CCRs and confirmed by HOA legal counsel.

2. Mandatory Dues Policy – Effective June 1, 2026 – CCR 7.3.3 -page 13

- All HOA dues are due on the **1st of each month (no exceptions)**
- New EASY HOA Software will be launched by May 19, 2026. The last page explains setting up account. The main webpage will not discontinue until all files are downloaded to HOA computer hard drive. This will take some time.
- EASYHOA invoices will be sent to all email addresses and phone numbers on file. Each unit owner is responsible for ensuring that a valid email address, phone number, and mailing address are provided for invoice delivery. If an invoice must be mailed because no other delivery method is available, the cost of postage will be charged to the owner and included on the invoice.

***Enforcement Begins September 1, 2026, for late fee/late charge and delinquent account will be invoiced for attorney fees, postage, any fees HOA incurs to collect.**

Section CCR 7.7 page14

- Late fees and interest will be **strictly enforced**
- Continued non-payment may result in:
 - Legal collection actions
 - Liens (CCR 7.7.6 page 14)
 - Potential foreclosure proceedings (CCR 7.7.6 page 14)

****Homeowners are solely responsible for timely payment. ****

3. Legal Enforcement Confirmed

On May 13, 2026, the Board met with legal counsel to review all governing documents.

Key takeaway: The CCRs and Bylaws are legally binding and will be enforced.

This includes:

- Mandatory dues collection
- Penalties for non-payment
- Financial management requirements (Working Capital and Reserve Funds)
- Enforcement of all community standards

4. New Software Implementation (\$89/month)

The Board has approved a new HOA management system to ensure:

- Accurate accounting and financial transparency
- Secure online dues payment access
- Improved communication with homeowners
- Faster response to legal and closing requests

The previous system (HOA Express) does **not meet operational requirements**. This upgrade is necessary and effective immediately.

Accepted Payment Methods

Please be advised that **processing fees apply** and will be clearly displayed at the time of payment.

Accepted payment methods include:

- **Bank Draft (ACH)**
- **Credit/Debit Card**

****Cash payments are not accepted under any circumstances.**

****June 1st, 2026, Owners must use the payment process offered through the software.**

5. Membership Transfer Fee Enforcement

Per CCR Article VII, Section 7.4:

- **A \$200 transfer fee is required at every property sale**
- This requirement will now be **strictly enforced**

Additionally, the Board will propose increasing this fee (to align with standard HOA practices) for community vote. Legal Counsel suggested change to align to current rates charged in surrounding CSRA of ½% to 1% of sale of property.

6. Landscaping Violations CCR 8.1 page 17

No changes to original landscaping design are permitted.

This includes:

- Flowerbeds
- Yard modifications

Owner has the right to landscape inside backyard fenced area.

Violations are under legal review and **enforcement action is pending.**

7. HOA Management Company Under Review

The Board is actively evaluating:

- Use of a management company for delinquent collections
- Potential full HOA management services

No final decision has been made; updates will follow.

8. Rental & Lease

- Lease agreements **must be submitted to the HOA.** Request owner to file Management Company Name and Contact Information. The Board is not responsible for managing this units and expect all tenants to abide as such resident living within the community.
- Submission requirements will be integrated into the new system

Board sent emails and documentation to Management Companies and no returned communication to resolve complaints of residence. These are just a few of issues board has been working through and attorney consulted.

9. Governance Reminders

- Board officer terms are one year, as stated in Bylaw Section 5: Meetings of Members.
 - The 50% requirement applies specifically to voting for the election of officers.
 - A quorum is defined as 50% of eligible votes, including proxies that have been properly obtained and are on file with the Secretary. This includes all active members who are not delinquent.
 - Members classified as delinquent are placed on an inactive roster. They do not have voting rights but are still required to comply with the CCRs, Bylaws, pay dues and any other assessments.
- There is no limit on proxy voting, as outlined in CCR Section 5.4 (page 7).
- Any amendments to the CCRs or Bylaws require approval from 67% of homeowners. This requirement also applies when making changes that would affect Board terms.

10. Vehicles (CCR 11.18, Page 21)

- No parking on road
- Address community complaints regarding vehicles parked on the roadway due to the fact on some residents taking advantage of.
- Enforce restrictions prohibiting junked or abandoned vehicles within the community.

Legal counsel has been consulted, and potential solutions are currently under review, as the governing documents do not identify or provide for additional parking space provisions.

Solution would require 67% vote.

Final Statement

The Board is committed to restoring financial stability, enforcing compliance, and protecting property values within the community.

These policies are not optional and will be enforced moving forward.

We appreciate the cooperation of homeowners who remain in good standing and expect full compliance from all members.


Sincerely,

HOA President & Board of Directors

New Software: Easy HOA

We are excited to introduce our new community management software, **Easy HOA**.

To get started, please follow the steps below:


1. Copy or Type the Owner Portal link in web browser:
 <https://app.easyhoa.com/login.html>
2. Create your password using your email address already on file.
3. Log in to access your owner account.

Access Anywhere:

You can use Easy HOA on your **computer** or download the app on your **phone or tablet** for convenient access on the go.

Once logged in, you'll be able to:

- View your billing and account information
- Set up autopay
- Submit requests
- Participate in community voting
- And more

 **Important:** Your email address must already be on file in your owner profile to create your account.

The owner(s) listed on the recorded deed is the individual granted account privileges. We will implement a process allowing the owner to request adding an additional authorized person. This is not a high-priority item at this time, as other areas of the site are currently being developed.

The invoice for dues payment was received from the former treasurer and recorded based on the information provided. If you believe there is an error, please contact us via email or text through the EASYHOA dashboard in the Owner/Member section. A member of the Board will respond. All Board members have online access to the accounts.