

*Bi-Annual 2008*

*Newsletter*

Meadow Branch South Home Owners Association

**Serving You** The Board of Directors is a volunteer group of homeowners who serve you with integrity and at no cost. We have three goals: (1) reduce HOA cost; (2) strictly and promptly enforce HOA by-laws; and (3) to treat all homeowners fairly and in a courteous manner. To that end, we are working diligently to maintain the beauty of our subdivision. We want you and your family to be proud that you reside in one of Winchester's premiere "Single-Family Dwelling" communities.

**Being an Association Member** Many often ask, "Why do we have a HOA?" The purpose of a home owners' association is to maintain consistency, a sense of community, prevent properties from becoming rundown thus adversely affecting property values within the neighborhood. Equally important is the fact HOA encourages communication to better improve the community, help prevent crime through a Neighborhood Watch Program, be supportive of neighbors, maintain the common area and promote safety. Moreover, living in a covenant controlled home-owners association community, means you signed papers at the closing of your property agreeing to abide by the covenant of the community, uphold its individual laws and pay your annual dues. This entailed a legal obligation on your part to which you are expected and required by law to uphold. If you fail to do so you not only let down the entire community, betray the trust of your neighbors who expect you to maintain your property and pay your share, but you risk legal action against your household. Our HOA is a State regulated and recognized entity that is empowered to take legal actions and ensure that the covenants are upheld and dues are paid by all home-owners.

**Selling or Buying Home** In April 2008, we had 12 homes in the HOA up for sale. We would note that homeowners are required to provide, "*the HOA Secretary written notice of the Owner's name, the number or address of the Lot within thirty (30-days) after selling/acquiring title to the Lot.*" This is set forth in *Article 12, Compliance and Default, Section 12.2, Lien for Assessment*, of the Bylaws of the Association, *The Woods, At Meadow Branch and Deed of Declaration between Meadow Branch South LLC, dated, June 24, 1998.*

**Complying with Bylaws** To ensure compliance with HOA By-Laws, the Association management company, Willison Property LLC, will issue violation letters and impose charges of \$10.00 per day for violations of Association rules and guidelines. Willison is directed to ensure:

- No signage is on Lots except for "For Sale."
- No trash container is in public view except on trash collection day.
- No structures are erected without approval.
- No commercial or business vehicles, of any type, are parked on any Lot.
- All lawns or flower garden are in good order, condition, repair, and in a clean condition.
- No violation of City Ordinance - Article 1-2-34 & Article 1-2-36 (Single Family Dwelling).

**Budgeting** The BOD takes its fiduciary responsibility very serious. We're working extremely hard to reduce and keep all HOA expenditures to the absolute minimum. We were able to reduce expenditures by 2-percent in 2008 and look to do the same in 2009. Here's a breakdown of the 2009 HOA Propose Budget.

Maintain (Common Area)	\$1,000
HOA Insurance	\$1,200
Management Fee	\$2,900
License and Permits	\$150
Postage	\$300
Annual Meeting Cost	\$50
HOA Web Page	\$200
<b>Total</b>	<b>\$5,800</b>

The Association has a small reserve fund. The reserve is deposited in certificates of deposit accruing interest for the HOA. As local government continues to raise property taxes, water & sewer cost, and fund infrastructure requirements, the BOD continuously is looking for ways to further reduce HOA cost.

**Upcoming Events (Jun~Dec 2008)** As the BOD serves you, here's how you can help:

- Attend the 5th Annual HOA Meeting, on Monday, June 23, 2008 at 7:00 p.m. and monthly HOA meetings.
- Join us at Neighborhood Watch meetings.
- Visit the HOA website for information at: [www.meadowbranchsouth.com](http://www.meadowbranchsouth.com)