

To: Park Pointe Homeowners/Residents

From: Park Pointe Neighborhood Homeowners Association Board

November 12, 2021

RE: Update, Reminders, Dues increase

Dear Park Pointe Residents,

Thank you all who attended the recent Halloween cul de sac party! Everyone seemed to have an enjoyable time. Make sure that you like the Facebook page (Park Pointe HOA) to check out some of the happenings. We had some great costumes this year! We decided that everyone who posted a pic on the FB page is a winner because it was so hard to decide the best costume. Certificates and awards are being presented soon!

There is a vacancy for Vice-President on the Park Pointe HOA Board. Please reach out to President@parkpointehoa.org if you are interested in this position.

Additionally, if you would like to stay abreast of HOA meetings and know who the officers of the organization are, please visit our website @ <https://www.parkpointehoa.org/> Here, you may reference the covenants and you are also able to contact board members should you have any questions or concerns. Please familiarize yourself with the covenants as these govern the upkeep of the subdivision in order to keep the condition pristine and attractive, as well as to maintain and increase the value of the homes in the subdivision.

Homeowner dues will increase to \$350.00 effective February 1, 2022. The dues have been \$250.00 per year for several years. We are increasing the dues by \$100.00 per home, or just over \$8.00 per month per home to account for increases in maintenance to our property, and to hire a management company to take over administrative tasks as many of the duties typically assumed by a management company were assumed by a homeowner who no longer lives in the subdivision. These duties include sending out mailings to invoice for the dues, updating the database of current homeowners by using the Gwinnett County Tax Assessors Website information, hiring and maintaining landscaping (inclusive of pressure washing contract, tree limb contract, etc.) services for the entrance and common areas of the property and corresponding with the HOA attorney to handle Architectural Control Committee violations per the covenants, processing of liens for payments in arrears.

If annual HOA dues are not paid or if violations with ACC are present, the process is as follows for collection and/or remediation:

1. Letter 1 to homeowner
2. Letter 2 to homeowner two weeks later if not remediated.
3. Send to attorney and fine of \$250.00 if not remediated in step 2.
4. Lien placed on property if not remediated in step 3, fees and penalties added to amount due.

Please remember that the goal is to maintain an attractive living environment for all, and consistent following of the covenants will benefit the community at large.

The annual budget for Park Pointe HOA is posted on our website.

The dues and budget shall be in effect unless 25% of the homeowners respond to President@parkpointehoa.org within 30 days of this letter requesting that the Association hold a vote on the Budget. The Board will then schedule a meeting open to the homeowners and hold a vote on the proposed budget and dues.

Thank you for your continued commitment to Park Pointe Homeowners Association,

Park Pointe Neighborhood HOA Board