



HOMEOWNERS ASSOCIATION

President: Steve Leonard
342-3474

Vice President: Larry Patrick
342-9096

July 1, 2004

Maintenance Charge Increase Passes

Effective June 25, the following Covenant change has been recorded with the Morgan County Recorder's Office. (New wording is **bold and underlined**):

ARTICLE IV COVENANT FOR MAINTENANCE CHARGE

SECTION 1. Creation of the Lien and Personal Obligation of Monthly Charges. The declarant, for each Lot, owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association:

- (1) Monthly charges **for homeowners of \$27.00** per month for the purpose of
 - (a) Street Maintenance **and Resurfacing**
 - (b) Snow Removal
 - (c) Common Area Maintenance and **Improvement**
 - (d) Trash **Collection**
- (2) **Monthly charges for owners of unimproved lots of \$15.00 per lot.**
- (3) **Monthly charges for unsold lots owned by the Legendary Hills Development Corporation of \$15.00 per lot.**

Section 2. Maximum Annual Assessment. The maximum monthly charge may be increased each year not more than 5% above the monthly charge for the previous year, **such increase to occur with the January 1 billing.**

The bill that homeowners receive July 1 will reflect the change to \$27.00 per month, retroactive to January 2004, as noted on the ballot for the above amendment.

The amendment to make it possible to levy a special assessment was defeated.

Secretary/Treasurer Needed

After serving for some time as our Secretary/Treasurer, Tim Spears is taking time off to return to school. Tim did an excellent job in taking over from Brenda Ellis, who resigned last year. We are now in need of a replacement to serve at least through the Annual Meeting date, which is September 23, 2004. If you are willing to serve, or have someone to recommend, please contact Steve Leonard at 342-3474.

(over)

Road Repair

As a result of the passage of the above amendment, your Board has approached KeyBank about a possible loan to cover the cost of road repairs for this summer. As you must be aware, it will take at least another year for monthly payments from HOA members to provide enough money for repairs, so a loan is the only option. If our roads are allowed to deteriorate for another year, some sections may have to be completely rebuilt.

As reported at the April 29 HOA meeting, our Maintenance Committee has spoken with all the contractors who gave bids on road repair last fall, and they have not raised their bids. The Committee will move forward in planning with them when we have assurance of funding from the bank.

Current Finances of the HOA

In June, your Board was faced with a dilemma: pay for mowing or pay for trash collection. We paid for mowing. While our trash collection schedule has not always been met lately, especially for those on Deer Lake Drive and Deer Lake Court, we cannot afford to pay more for this service at this time. When maintenance fees (dues) for the next quarter begin to come in, we will be able to catch up on paying our bills.

Please note that all fees are due upon receipt of your quarterly statement!

Volunteers! Volunteers! Volunteers!

Our Association needs volunteers for **a work day on Saturday, July 17, beginning at 8:30 a.m.** to do the following jobs:

- 1) Clean and chemically treat the pond at the corner of Deer Lake and Legendary Drives
- 2) Stain the road signs
- 3) Paint the metal fencing at the front gate

Materials will be provided. Please call Hap Gillespie, Maintenance Chairman, at 342-9333 if you are able to help out.

We live in an area frequented by animals which love to forage in our trash. So, please DO NOT put your trash out until Tuesday morning!
Also, please use trash cans to help discourage the animals from feeding on your garbage and leaving a mess.