

## **Greenmeadow Ranch Owner's Association    Spring 2015**

### **Annual Meeting**

The annual meeting of GROA will occur on Tuesday, March 24<sup>th</sup> at 7:00 PM at the Bellbrook Community Church, in the basement. This is the church directly across from our primary entrance way. We'll have homemade cookies and brownies!

Some of the items on the agenda include:

- Financial Review
- Landscape vendor issues and selection
- Entranceway sign replacement project
- Suggestions for future community projects

### **HOA Fees**

HOA fees are remaining at \$175 for 2015. This continues the reduction from \$200 that was implemented in 2013. As we did last year, if you attend the 2015 GROA annual meeting, \$10 will be credited to your 2016 dues.

### **Fee Payment**

Greenmeadow Ranch has 120 houses within it, and therefore GROA has 120 member households. It is a significant effort to process the invoices and payments. Every year, at least 20% of the payments arrive after the due date, which has been March 31<sup>st</sup> for the past few years.

We greatly appreciate those members who have consistently paid on time over the years.

If your payment has been late in the past, please consider paying your invoice immediately so it is not forgotten at the end of the month.

Please note that we do place a reminder sign at the primary entranceway exit at least a week prior to the fees being due.

Unfortunately, there are some members who are late year after year, so that it appears to be an intentional act. Please consider the following:

- When each of us purchased our homes, we were made aware of the annual dues so the annual invoice cannot be a surprise.
- The GROA board has worked hard to be fiscally responsible. The \$175 annual fee is a very reasonable amount, especially when compared to other neighborhoods. For example, Regent Park is at least \$275 a year.

Also note that the fees have been reduced—the GROA board is interested in low fees as well since we pay them, too!

- Failure to pay on time results in additional expenses to all GROA members (postage, legal fees, etc.).

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- For those who have been consistently late (or not paid at all), no communication has ever been received as to why the payment is late or not made. Ignoring the payment does not make it go away. Nor have they ever attended the annual meeting.
- Ironically, some of those who are habitually late/non-paying benefit the most from a well maintained common area, given their proximity to the common area.
- The GROA board members are volunteers and your neighbors—why cause unnecessary, additional work for your neighbor?

Due to past non-payments, GROA has been forced to file liens. In fact, we have two open liens now. When a lien is filed, it only means additional expenses to a homeowner as the fees associated with filing and releasing the lien, in addition to interest, are billable to the homeowner. In one recent example, a homeowner who was late for multiple years ended up paying an additional \$700+ beyond what the dues would have been had payments been made on time.

Whenever a house is sold, a title agency does contact us to verify current payment status. Should there be a balance, the sale of a house could be delayed.

Delinquent payments will be pursued by all legal means necessary, which ultimately could include foreclosure proceedings. This is an extreme that no one wants to see--- but it is easily avoidable by simply paying the annual dues on time. Our neighborhood doesn't need a clubhouse!

We apologize that we had to include this message in our annual mailing but the issue has gotten out of hand. Please ensure that your payment is received on time, by March 31<sup>st</sup> —it will be appreciated!

We hope to see all of you at our annual meeting!

**Darryl McGill**  
President  
371-0216  
Franklin St

**Alex Miller**  
Vice President  
658-2687  
E Sudbury Ct

**Rob Johnson**  
Treasurer  
848-9186  
W Sudbury Ct