

Greenmeadow Ranch Owner's Association Spring 2017

Annual Meeting

The annual meeting of GROA will occur on Thursday, March 30th 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
- Common area trees
- Suggestions for future community projects

HOA Fees

HOA fees are remaining at \$175 for 2016. As we did last year, if you attend the 2016 GROA annual meeting, \$10 will be credited to your 2017 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 31st 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.

The invoices are mailed later this year but with the same due date as we're hoping that a shorter period in which to pay the invoice will help reduce the chances of the invoice being forgotten.

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.
- 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 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 an open 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 did engage an attorney this two years ago and were able to bring three households current on their dues. It is unfortunate that we had to resort to the engagement of an attorney in order to get these dues paid. Attorney fees were passed on to the affected homeowners.

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 31st —it will be appreciated!

Fees and Selling Your House

We have had instances of people holding off on payment because their house was for sale or they were planning a sale. Whoever the owner is on January 1st is the party responsible for the payment. Please note that when a sale occurs, the title agency contacts us regarding payments. The title agency will pro-rate the fee between the buyer and seller, so if you are planning on selling a home, rest assured that you won't be overpaying by responsibly paying your fee on time.

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

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