

Paulding Saddlebrook Farms Homeowners Association

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Visit us on the web at: <http://www.psfhoa.com>

Greetings Friends & Neighbors!

I am writing today to alert every one of some changes within our community.

First of all, we are terminating the contract with Abacus Property Management effective August 31st, with a month long roll-out beginning on August 1st.

This was a decision that may seem, from the outside looking in, was made very quickly. However, I can assure you all, this was not a decision that the Board took lightly. Your Board has met countless times, on the phone and in person, over the last month. Through constant dialogue with our friends at Abacus, as well as our Attorney, PSFHOA and Abacus Property Management reached a mutually agreeable decision to terminate our relationship effective August 31st, on excellent terms.

At this time, I would like to thank all the folks at Abacus for what they have done for our neighborhood. While many may never know the positive improvements that have been made through the efforts of Abacus and their staff, let me testify to the fact that our community has progressed through our relationship with Abacus property Management. Matt, David, Lilly, and all the folks at Abacus, thank you again!

While our reasons are many, the primary reasons for ending the relationship basically amount to money, and a decision by your Board to do the majority of the work within the community, not just through our own essential responsibilities, as your Board of Directors, but also through the support of all of you, as Committee members and volunteering to assist when needed. The Board is determined to prove that the homeowners within our community are able to do the work ourselves, without having to pay an outside entity to do it for us. The exception to this, of course, is the finances; which leads me to my next announcement.

Our second announcement is that the Paulding Saddlebrook Farms HOA Board of Directors has signed a contract with Bach, James, Mansour & Company, P.C. to perform the accounting aspects of our Association.

This means several things to you:

- Abacus is no longer a contact point for anyone within the neighborhood.
- Between August 1 and August 31, please contact the Board with any and all questions.
- Beginning September 1, you may contact our new accountant with any issues pertaining to your financial status with the HOA. The contact information is as follows:

Bach, James, Mansour & Company, P.C.

Certified Public Accountants

3885 Crestwood Parkway, NE

Duluth, GA 30096

Phone: 678-551-1014

Fax: 678-551-1019

- All payments should be sent to the new accountant beginning immediately.
- Your Board has made a decision that has saved the HOA \$12,900.00 annually.

We are pleased with the progress that we have made over the last month. We hope you & your families are also sharing our joy, as we look into our community's future making some very much needed changes.

Warmest Regards,

Danny Plunkett

President - Paulding Saddlebrook Farms Homeowners Association

7/30/2004
Danny Plunkett