

Paulding Saddlebrook Farms Home Owners Association

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Greetings Friends & Neighbors!

As many of you already know, my name is Danny Plunkett, and I am your newly elected HOA President.

In my first letter to everyone, we have much to cover. **Please read this letter in its entirety.** Let me begin with a few formalities.

I would like to thank the many former board members who have served our community prior to me. I know that each of you shared a common vision for our neighborhood, and each of you strived and made sacrifices in an effort to make your vision a reality. Some of you went so far as to being one of a few remaining board members, at times finding yourselves to be the sole remaining member. I promise you, I will do what I can to insure it was not all in vain.

In addition to gratitude for my predecessors, I would like to thank all of you who were present either by person or proxy at the HOA meeting on July 27th. It is my understanding that I received a unanimous vote for election to the board. I am truly touched by that. I will do everything in my power to insure that no one regrets supporting me!

Your newly elected Board has met several times over the past few weeks. We have reviewed and discussed what seems to be very little in comparison to the mountain of issues at hand. However, we have made some decisions as to how things should be done over the weeks, months, and years to come. We have had to prioritize tasks, so as to expedite the elimination of some of the most pressing issues. With this in mind, we must ask you all too please be patient, as we work to make some much needed changes within our community.

The first of many changes within our neighborhood relates to communication. As you may have noticed, there is a mailing address, phone number, and email for the HOA now. Please feel free to contact us with whatever praises or concerns you may have.

Additionally, each board member has an email address to contact them by. Allow me to introduce your newly elected Board:

| | |
|----------------------------------|------------------------------|
| Danny Plunkett - President | presidentdanny@bellsouth.net |
| Bill Daffron - Vice President | vicepresbill@bellsouth.net |
| Kim Litten - Secretary/Treasurer | secretarykim@bellsouth.net |

Email is the preferred way to contact us. Please use this method for contacting us whenever possible.

I would like to talk briefly on the concept of change. Change is something that, by nature, many of us have a hard time dealing with. While most of us desire changes to suit our own personal preferences, conforming to guidelines that have previously either not been in place or not been enforced undoubtedly means that some of us will not see everything as a necessary change in their own eyes. Some of us may even be shocked. While I can understand this, I too will have to change some things where rules were simply relaxed, or not even present in the past. I am asking you all to take a very important step back now. Look around you, look at your property. Do you see something that you know would not be acceptable in another neighborhood with an HOA? Make the change now and save yourselves and your Association some money in postage fees, and your board a lot of hard work.

One of the many changes we have made already is taking back control of the ACC (violations). We are in the process of building the committee and would like to know if you are interested. If you feel that you have what it takes, see me immediately.

Another change involves the pool. Your board has reviewed the Rules & Regulations for the pool. We have decided to revise these, relaxing in some areas, and tightening in others. As soon as we have voted these new Rules & Regulation into place, we will distribute them accordingly.

Also in regards to the pool, we have decided to table the costly pool gate idea for now. We have ordered key chains for use in identifying paid members in our pool and amenities areas. There are a few things to take note of for these new key chains.

- Children ages 14-17 will have one type of key chain.
- Adults ages 18 and up will have another type of key chain.
- Anyone under the age of 14 must be accompanied by an adult. (*State law*)
- Valid state issued ID (with an address located in this neighborhood) may be requested by a Pool Committee Member at anytime. You should be prepared to show your ID, in addition to your key chain, at anytime upon request by a Pool Committee Member. You must have both of these to enter the pool area.
- Anyone failing to adhere to these guidelines will be subject to temporary or seasonal loss of their pool privileges as deemed appropriate by the Board.

We are currently seeking 2 additional members for our Pool Committee. If you are interested, see me immediately.

The Board would like to extend an invitation to everyone applicable to please opt in for the Pool at this time. Please contact Abacus (404) 256-4200 if you would like to take advantage of this opportunity.

As many of you already know, I made a promise to have a special session for a Home Owners Meeting approximately one month from the July 27th meeting. The date of this meeting will be Sunday August 1st at the Pool Pavilion. Registration will begin at 2pm and the meeting will begin promptly at 2:30pm, lastly until approximately 4:30pm. Please make every effort to attend the meeting either by person or proxy.

Moving along, money has become an issue within our Association. The financial burden of us all has been passed on to others without recourse to those who knowingly violate the trust of their neighbors and the covenants for which they agreed upon when purchasing property within this neighborhood. Let me assure all of you now. That time has come to an end. Currently, the Board is exploring avenues of collecting the debt due to this Association immediately. The possibilities include property liens, individual law suits, and garnishment of wages. I implore you, if you owe this Association money, please come forward now. Talk to me; avoid paying costly penalties and legal costs, which will incur if the Association has to pursue your debt through the courts. Do this now, as time is running out. The number to Contact me is (770) 505-0855.

At this time, everyone should contact Abacus to insure that your payments have been posted, and that you are current and up to date (404) 256-4200. Also, please send me an email or letter with your names, address, phone numbers, and email address.

As I stated previously, the Architectural Control Committee (ACC) is back in the Board's hands again. This has reduced the fees we pay Abacus by \$350.00 per month. Additionally, effective October 1st, we will reduce Abacus' role to accounting and sending violation letters at the Board's request. This will reduction will save an additional \$490.00 per month, for a total cost savings of \$840.00 per month by October 1st.

With the ACC patrolling the neighborhood again, we will begin in phases. Please keep this in mind. You may receive a letter and think to yourself, "This has never been a problem before?!" Please understand we are moving in phases, citing homeowners on a priority basis. It may be a year before we ask you to correct something. Hopefully, you will have taken action by that time without receiving a letter first. However, if this happens, remember, just because you were not cited previously, doesn't mean it has not been a problem. It simply means that we have reached a point where it is necessary to insist that you take action, rather than you acting on your own.

While I am on the topic of prioritizing issues, I now like to take the opportunity to address an area of major concern within our community. Apparently, we have a problem with individuals riding motorized vehicles through the neighborhood, endangering pedestrians and damaging Association property. Please be forewarned, the Board is taking measures to eliminate this problem immediately. Anyone operating motorized vehicles on sidewalks or anywhere in the common areas will be arrested and prosecuted to the fullest extent of the law. There will be no further toleration of this behavior. If you see this happening, call 911 immediately and call me at (770) 505-0855 to let me know. You do not need to get personally involved, simply call the police and let them know.

In closing, I would like to announce the upcoming meetings for the 2004-2005 year. Your board has heard you loud and clear. We have decided to have a minimum of four quarterly meeting per year. The dates are as follows:

August 1, 2004 (Special Session)

September 26, 2004

January 9, 2005

March 27, 2005

June 26, 2005 (Annual HOA Meeting w/ election)

All meetings are scheduled for Sundays. The times are all the same, registration at 2pm, with the meeting beginning promptly at 2:30pm lasting for approximately two hours.

Your board members were elected to serve the following terms, with elections being held at the end of each term in June of that year.

Danny Plunkett -Through June 2007

Kim Litten - Through June 2006

Bill Daffron - Through June 2005

I look forward to serving you as your President. Please feel free to contact me!

Warmest Regards,
Danny Plunkett
President
Paulding Saddlebrook Farms HOA

Recap:

- *New Association contact info.*
- *Email is the preferred method of contact.*
- *New pool key chains.*
- *Opt in for the pool by calling Abacus.*
- *If you owe money, pay it now, legal action is eminent.*
- *Upcoming meeting (attend or assign a proxy).*
- *Send a letter or email with your contact info.*
- *No more motorized vehicles on sidewalks or the common areas.*
- *ACC is back in town.*
- *Pool Committee is back in town.*
- *If you would like to be on these committees, see Danny now.*
- *Get your property in order (lawns, flower beds, etc.)*
- *Changes are happening and they are changes for the better!*