

Paulding Saddlebrook Farms Homeowners Association

PO Box 1336 Dallas, Georgia 30132-0023
(678) 372-3623 or <http://www.psfhoa.com>

September 23, 2005

Greetings Friends & Neighbors!

This is an exciting time for our community. As everyone knows, the current members of the Board of Directors have been in office for less than three months, with the exception of Heidi Jansen who has served on the board for over a year. We have been working diligently to bring many projects and ideas to fruition. Some of these projects were in the making prior to this Board taking control, many were not.

First I would like to state that we are attempting to increase the property values of our subdivision by making this a "NON RENTAL - NON LEASING" community. It has been apparent that people who own their property take better care of their obligations. Our attorney, Steven A. Winter of Weinstock and Scavo, has prepared an Amendment to the Declaration of Covenants, Restrictions and Easements (attached), that states homeowners will not be allowed to rent or lease their property in our community after the date of the amendment. If ANYONE in the Saddlebrook Farms / Steeple Chase community decides to move, they must sell their home rather than rent or lease. In order for this amendment to pass, we will need 2/3 (two thirds), 171 homeowners (256 divided by 2/3), to vote by ballot (attached) and submit as soon as possible to the HOA Secretary Heidi Jansen. For those that are currently renting or leasing, they will be grandfathered in until such time as they decide to end their lease/rental agreement or if they are evicted. After this amendment is passed, any homeowner in violation will be subject to fines.

I would like to reiterate to everyone that on October 14, 2004, the Sixth Amendment to the Declaration of Covenants, Restriction and Easements was recorded into record with the Paulding County Court. This Amendment officially brings our community under the authority of 44-3-220 of the Official Code of Georgia, otherwise known as the Georgia Property Owners Association Act (as amended 6/2004). Additionally, Membership in the Association is now mandatory for all homeowners of the Saddlebrook Farms/Steeplechase community. Homeowners can view the GPOA and our Covenants on our website at www.psfhoa.com.

Furthermore, if you have a balance owed to the Association, you must have your balance paid in full by December 31, 2005, in order to avoid further collection of delinquencies by our attorney, Steven A. Winter at Weinstock and Scavo, PC, and possibly lawsuits and/or foreclosure. Lawsuits and Liens are not only costly to the homeowner, but also costly to the association. The current legal fees are \$600.00-\$1000.00 per case; this is money that can be used elsewhere in our community on enhancements and improvements (always needed). However, we will no longer work with homeowners that will not respond to our demand letters and simple requests. Once the balance exceeds two late payments it will be placed in collection.

With that being said, I would encourage you to review the 2006 budget (attached), and understand the HOA needs your support and understanding to bring this subdivision up to higher standards and in the process raise your property values, so that you will get the most out of your lifelong investment. I am asking that you trust in the good people who have made it their mission to enhance this community, to make it a better, happier place to live. Become a part of this community, help us, we need the people of this community to join together.

Enclosed, you will find a copy of the budget for the upcoming year of 2006. Unfortunately, we will not be able to decrease the dues this year due to the much needed improvements in the subdivision. Our dues per quarter will be **\$105.00** for a total of **\$420.00** for the year. This budget, in addition to all of the governing documents and employment contracts, such as the pool company, landscaping company and any quotes obtained can be viewed online at <http://www.psfhoa.com>. If you do not have a computer, you can obtain a copy of the Covenants and all six amendments from the court clerk's office.

Paulding County Clerk of Superior Court
11 Courthouse Square
Dallas, Georgia 30132
770.443.7527

All other documents can be obtained from the HOA Secretary/Treasurer for a copy and handling fee of \$10.00. You can speak to the President of the association, Allen DeVoll anytime by calling 678-372-3623.

Any questions or correspondence regarding homeowner accounts should be directed to Bach, James, Mansour and Company at 678.551.1014. Legal questions should be directed to Stephen A. Winter of Weinstock & Scavo, P.C. at 404.231.3999, his Paralegal, Satima Porter, handles the placement of liens and the filing of the lawsuits.

As you may have noticed, the 2006 budget includes the cost of several improvements and much needed repairs to the common areas of the Association. Some of these projects are needed within the next few months to ensure that they are completed prior to the winter season. The cost for some of these items is expensive, but needs to be done. If we can get volunteers to help with the texturing of the pavilion floor we would save tremendously and therefore, could complete other items within our subdivision with the savings.

Additionally, in an effort to make our pool, tennis courts and pavilion for paid association members only, we are preparing to get coded slide cards for each paid homeowner for 2006. With these cards you will have access to the pool and the tennis courts. If at any time dues are not paid, ACC fines are not paid, rules are not followed, such as NO ATV's or a homeowner or their children is deemed to be disrespectful to other homeowners, the code on the slide card will be removed and access to the amenities will be denied. The amenities are only for PAID homeowners and will no longer be open to anyone.

We are also increasing our Social Committee fund to have more association functions. This is long overdue and with the plans for several events throughout the year the increase is warranted and needed in our community.

For those new homeowners that have not been notified of our assessment payment schedule; the HOA will bill the annual assessment in four quarterly payments. Each homeowner has a ten (10) day grace period, as allowed by the Covenants. The payment schedule for 2006 is as follows:

**January 15 – late on January 25
April 15 – late on April 25
July 15 – late on July 25
October 15 – late on October 25**

In closing, I would like to advise everyone that our next HOA meeting will be held on Sunday, October 16th, 2005 at 2:30pm in the pool pavilion. Sign in will be at 2:00pm and the meeting will start promptly at 2:30pm. Our attorney, Steven A. Winter or a representative from his firm will attend to answer questions regarding the new proposed Amendment, Liens, or Lawsuits and Foreclosure. Please attend the meeting and please be on time and show your support for our community.

To quote a previous president:

“I am a concerned homeowner, who volunteered to help perform the business of this community. I did so with my own free will, and was elected by those who trusted me to look out for their concerns by making this neighborhood a dramatically better place to live. I am the elected President of this Association, elected by my peers to do a job. With the help of my colleagues, and the support of all of you, we will succeed”!

Allen DeVoll – President
Paulding Saddlebrook Farms Homeowners' Association, Inc.