

Paulding Saddlebrook Farms Homeowners Association

PO Box 1336 Dallas, Georgia 30132-0023
(770) 505-0855 or <http://www.psfhoa.com>

Greetings Friends & Neighbors!

First and foremost, the HOA Board would like to extend warm Holiday wishes to everyone in the neighborhood. We are thinking and praying for not only those of us who have family here at home, but especially for those who have friends and family serving in the military or out of reach during this Holiday Season.

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 six months. We have been working diligently to bring many projects and dreams to fruition. Some of these projects were in the making prior to this Board taking control, many were not.

It is my pleasure to formally announce 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/Steepchase community.

For those of you who have opted out in previous years, this may not initially be viewed as positive news. I must, however, ask you to step back and attempt to see how this change may be good for you and your families, in addition to everyone around you. I would encourage you to inspect the 2005 budget (attached), and envision the changes made possible by this amendment. Most of all, I would ask 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 task, help us. I promise you will not be disappointed.

With the passing of this amendment, the Board has been able to effectively set, by far, the most aggressive agenda for neighborhood reform since this community was established. We are no longer faced with attempting to guess how many homeowners will pay, or how much these homeowners will have to pay to cover the responsibility of those who do not. Everyone will pay, and those who do not will pay additional late fees and interest, in accordance with the governing documents of our association. No more opting out, no more shifting the responsibility of maintaining this neighborhood to others, no more paying year after year without any tangible reward to show for it. Collectively, we will all participate, or no one will participate. The power now resides with us all.

Furthermore, if you have a balance owed to the Association (and the Members of such), you must have your balance paid in full by January 25, 2005, in order to avoid the assessment of late charges and interest. Although the Board has the authority to assess these penalties now, we have elected to extend this amnesty period, not assessing late penalties until the first installment of the 2005 annual assessments are late.

Again, effective October 14, 2004, pursuant to Article 9.02 of the Declaration of Covenants, Restrictions and Easements, the Sixth Amendment became effective. This Amendment mandates membership in the Paulding Saddlebrook Farms Homeowners' Association by all homeowners. Furthermore, all members are now required to pay any assessments by the Association equally. OPTING OUT OF PAYING FOR THE POOL IS NO LONGER AN OPTION.

Enclosed, you will find a copy of the budget for the 2005 year. This budget, in addition to all of the governing documents can be obtained 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. You can leave a message by calling the HOA line at 770.505.0855.

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.

As you may have noticed, the 2005 budget includes the costs of several different improvements and much needed repairs to the common properties of the Association. Some of these projects are already in the beginning stages, while others will not begin until the late 3rd to early 4th quarters of 2005. The primary reason for this is simply cash flow.

In previous years, the Association has been restricted to collecting the annual assessments all at once in June. This created problems, not only for all of us who had to produce the funds all at once, but also for the Association, as the money was coming in 6 months too late. The By-Laws (Article XVI) of the Association changed the fiscal year to match the calendar year in January of 1997. This created confusion to the homeowners who actually thought they had been paying from June to May of every year, but also created a serious cash flow problem for the Association (You may remember from last year's budget, presented in June, repairs to entrance lighting that occurred in January, or the landscaping budget that included past due amounts to our grounds keeper.).

Do primarily to this problem, effective with the 2005 year's assessment; the HOA will bill the annual assessments in four quarterly payments. Each homeowner has a ten (10) day grace period, as allowed by the Covenants. The payment schedule for 2005 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

I am confident that this news comes as a sigh of relief to many within the neighborhood. I am also certainly confident that there are those who are not in favor of these changes. For those who have these concerns, I ask that you please temper yourselves before contacting any member of the Board. Additionally, before you begin formulating your questions, ask yourself these questions:

Whose interests are these elected officials empowered to look out for? **Answer:** The constituents and members of the represented party (the paying members of the association), not the non-members or the people who do not share the same concerns.

How can the Board pass an amendment without even so much as talking about it to the homeowners? **Answer:** First, the Board couldn't pass any such amendment. However, in accordance with Article 9.02, the Declarant retained the authority to amend the Covenants, not relinquishing his right to do so until the passing of this most recent amendment. While the various members of Boards, past and present, in addition to many homeowners, had say in the designing and writing of the amendment, ultimately, it was passed by the Declarant in accordance with the Covenants; which every homeowner in this subdivision had an opportunity to view before agreeing to purchase property in this community. Additionally, the amendment, and the status of such, has been discussed in detail at every homeowner's meeting for years now. If you didn't know, that is because you chose not to be involved in the discussions and decisions that affect your community. You chose not to come to the meetings. Rest assured, if you do not exercise your rights to attend these meetings, this will not be the last instance of decisions being made without your knowledge.

Can this be changed back, or changed again in the future? **Answer:** Yes, the Sixth Amendment addressed many concerns throughout the documents. Among these concerns was that the Homeowners

did not have the authority to amend the documents themselves. Effective 10/14/2004, the Covenants can now be amended with a 2/3 vote of all homeowners of the subdivision (Article 9.02, as amended 10/14/2004).

Thus far, in addition to the overwhelming rounds of thanks and gratitude, these have been the primary points raised to me. I have been asked, "Who the Hell" do I think that I am. My response is simple. 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, I will succeed.

Beginning with 2006, we will all notice a dramatic decrease in the amount we all pay towards the upkeep of our property here. Help me, help yourself, get through this next year, and we can all reap the benefits of our hard work.

I have recently been accused of "living in a dream world." Do you see the possibility of a bright future as I do?

A handwritten signature in black ink, appearing to read "D. Plunkett". The signature is stylized and cursive.

Danny Plunkett – President
Paulding Saddlebrook Farms Homeowners' Association, Inc.

Member Discounts and Benefits

Creekside Golf & Country Club

591 Westchester Club Dr.
Hiram, Georgia 30141
Phone: 770-445-7655
<http://www.creeksidegolf.com>

The Creekside Golf & Country Club has extended an invitation to all of the homeowners of Saddlebrook Farms. Come join us at what *Golf Digest* calls "a hidden jewel." Membership rates are staggeringly low as a result of the many proud men and women who already call Creekside their home away from home.

For a limited time only, the already reduced initiation costs of \$500.00 are being completely waived, with two referrals of prospective friends or relatives who might be interested in joining as well. That is a savings of over \$1,500.00!

Friends, I cannot emphasize enough how proud I am to be a member of this club. I play almost every weekend, and I want to play with you! Call my good friends John or David at Creekside today. We want to help you discover why "It's more than just a game..." at Creekside Golf & Country Club!

Ray's Above Par Pressure Wash

404-392-1841

"Pressure wash my house?! Are these people crazy?"

That's right everyone. Many of the homes in our community need to be pressure washed desperately bad. That's why I contacted my buddy Ray to negotiate a deal, just for the homeowners here at Saddlebrook Farms.

For a limited time only, Ray is counting on you to get him through the slow winter. He has agreed to pressure wash homes in our subdivision for between \$100.00 and \$115.00. That's more than 25% less than anyone else I have been contacted by.

Call Ray today!

Spiffy Dry Cleaners

76 Highland Pavilion Ct., Suite 157
Hiram, Georgia 30141
770-943-0060
<http://www.spiffydrycleaners.com>

We have a new laundry service in town, and they pick-up and deliver to our neighborhood for FREE!

Extremely competitive pricing, and door to door service!

Call Spiffy, and they will be at your door in a jiffy!

Paulding Saddlebrook Farms Homeowners' Association, Inc.

2005 Annual Budget Report

	Annual Expenses	Per Home	
		Annually	Quarterly
Accountant Fees	\$ 8,100.00	\$ 33.31	\$ 8.33
Tax Preparation	\$ 300.00	\$ 1.23	\$ 0.31
Legal Fees	\$ 2,000.00	\$ 8.22	\$ 2.06
Bank Fees	\$ 175.00	\$ 0.72	\$ 0.18
Postage	\$ 600.00	\$ 2.47	\$ 0.62
Printing	\$ 600.00	\$ 2.47	\$ 0.62
Office Supplies	\$ 600.00	\$ 2.47	\$ 0.62
Miscellaneous Expenses	\$ 300.00	\$ 1.23	\$ 0.31
Telephone (Pool/Office)	\$ 800.00	\$ 3.29	\$ 0.82
Total Administrative:	\$ 13,475.00	\$ 55.41	\$ 13.85
Social Fund	\$ 500.00	\$ 2.06	\$ 0.51
Total Social:	\$ 500.00	\$ 2.06	\$ 0.51
Insurance	\$ 3,000.00	\$ 12.34	\$ 3.08
Property Taxes	\$ 100.00	\$ 0.41	\$ 0.10
Other Taxes & Fees	\$ 50.00	\$ 0.21	\$ 0.05
Total Taxes & Insurance:	\$ 3,150.00	\$ 12.95	\$ 3.24
Electricity	\$ 7,000.00	\$ 28.78	\$ 7.20
Water & Sewer	\$ 2,000.00	\$ 8.22	\$ 2.06
Total Utilities:	\$ 9,000.00	\$ 37.01	\$ 9.25
Landscape & Maintenance Contract	\$ 13,800.00	\$ 56.74	\$ 14.19
Pine Straw & Annual Color	\$ 6,000.00	\$ 24.67	\$ 6.17
Landscaping Improvements	\$ 6,000.00	\$ 24.67	\$ 6.17
Total Landscaping:	\$ 25,800.00	\$ 106.09	\$ 26.52
Pool Maintenance Contract	\$ 9,500.00	\$ 39.06	\$ 9.77
Pool Permit	\$ 200.00	\$ 0.49	\$ 0.12
Misc. Pool Repairs	\$ 500.00	\$ 2.06	\$ 0.51
Misc. Pool Supplies	\$ 1,000.00	\$ 4.11	\$ 1.03
Pool Furniture	\$ 3,000.00	\$ 12.34	\$ 3.08
Misc. Pool Fund	\$ 250.00	\$ 1.03	\$ 0.26
Total Pool:	\$ 14,450.00	\$ 59.42	\$ 14.85
General Repair Fund	\$ 500.00	\$ 2.06	\$ 0.51
Plumbing Repair Fund	\$ 500.00	\$ 2.06	\$ 0.51
Total Maintenance:	\$ 1,000.00	\$ 4.11	\$ 1.03
Pool Resurfacing/Repair Project	\$ 21,060.00	\$ 86.60	\$ 21.65
Entrances Irrigation System	\$ 1,950.00	\$ 8.02	\$ 2.00
Entrances Lighting System	\$ 3,721.00	\$ 15.30	\$ 3.83
Tennis/Basketball Lighting & Repairs	\$ 12,000.00	\$ 49.34	\$ 12.34
Total Reformation & Improvement:	\$ 38,731.00	\$ 159.26	\$ 39.81
Reserve Account Contributions	\$ 5,000.00	\$ 20.56	\$ 5.14
Total Reserve Contributions:	\$ 5,000.00	\$ 20.56	\$ 5.14
TOTALS	\$ 111,106.00	\$ 456.85	\$ 114.21
Balance forward 2004	\$ 12,000.00	\$ 49.34	\$ 12.34
Total for 2005	\$ 99,106.00	\$ 407.51	\$ 101.88

Total Homeowners	256
95% Paid Rate*	243
Total Amount per home	\$ 407.51
Total Payment January 15th	\$ 101.88
Total Payment April 15th	\$ 101.88
Total Payment July 15th	\$ 101.88
Total Payment October 15th	\$ 101.88

*As a conservative approach, the budget is based on the assumption that approximately 5% of the homeowners will not willingly pay on time.