



Piatt Meadows Homeowner's Association

December 4, 2015

To: Piatt Meadows Homeowners
From: Trustees of Piatt Meadows Homeowner's Association (PMHA)
Re: 2016 Annual Winter Meeting / HOA Dues / SPECIAL ASSESSMENT

The PMHA Trustees invite you to our **Annual Meeting on Sunday, February 7, 2016 MARCH 6, 2016** at **6:00 p.m.** at a location to be determined **BrewZaa, 6477 Pullman Dr, Lewis Center**. Watch our website at www.piattmeadows.com for final plans. We have several important items to discuss at this meeting, including:

- 1) Nominate and Elect a new Trustee
- 2) Discuss the Special Assessment
- 3) Review 2015 Financial Information and Establish a 2016 Budget

#1 NOMINATE AND ELECT A NEW TRUSTEE

Our neighborhood struggles every year to find new Trustees.

IF A NEW TRUSTEE IS NOT ELECTED IN 2016 AT OUR ANNUAL MEETING, THE MANAGEMENT OF PMHA WILL BE TURNED OVER TO A PROFESSIONAL HOMEOWNER'S MANAGEMENT COMPANY. THE ANNUAL DUES WILL INCREASE TO COVER THEIR FEES. MORE IMPORTANTLY, YOU WILL LOSE FLEXIBILITY IN ARRANGING PAYMENT PLANS. MANAGEMENT COMPANIES TYPICALLY FILE LIENS AND CHARGE FEES & INTEREST THE DAY AFTER INVOICES ARE DUE.

Trustee Information

- Trustees are elected at the meeting if more than one person is nominated; Volunteers are accepted if no one is nominated.
- Terms are for three years with one new Trustee rotating in/out each year.
- Trustees attend regular meetings to address neighborhood responsibilities, such as common area landscaping, pond maintenance, dues collection, legal issues, and other concerns.
- **Nominees/Volunteers must be present at the Annual Meeting to be considered for a Trustee position.**
- Nominations can be submitted either by mail, phone, or email to one of the current Trustees, and nominations will also be accepted the night of the Annual Meeting.

#2 SPECIAL ASSESSMENT

With the years passing and our community aging, there are repairs that are necessary to preserve our great neighborhood. In your deed restrictions, if you reference "Sec. 5 Paragraph D" under Special Assessments, you will see where the trustees have the right to issue assessments in order to make necessary repairs to our collective property.

We need to issue a one-time SPECIAL ASSESSMENT in order to complete necessary repairs.

A \$475 Special Assessment is due on June 1, 2016. This is in addition to your yearly dues of \$300 that are due by March 31, 2016. Future special assessments are not planned. Each of our 122 lots is assessed (and responsible) for the same amount.

Here are the projects that need financial assistance:

- Finish the stone around the pond. The storm water for our entire community flows to the pond. This is needed to stop the erosion of the bank of the pond and help with the geese problem. Approximate cost \$12,500.
- Replace 15 trees/shrubs that have died. Approximate cost \$7,500
- Repair the front entrance walls that are falling apart and update the landscaping. Approximate cost \$36,000
- TOTAL FINANCIAL NEED: \$56,000

#3 REVIEW OF FINANCIAL STATEMENTS

Financial information is always available for review by any of our Lot Owners. Financial information from 2015 will be shared at the meeting and a 2016 Budget will be established. If you have any questions on our finances, please ask a Trustee.

DUES AND SPECIAL ASSESSMENT FOR 2016

Please find a separate Dues and Special Assessment Invoice enclosed. If you can not pay the invoices by the due dates, please contact a Trustee to avoid a lien being placed on your property. The Trustees have historically been very fair in making payment arrangements.

COMMUNITY TRASH SERVICE

Berlin Township has changed trash service for our community, which will go into effect in April 2016. We will be changing from Rumpke to Republic. More information can be found here: <http://www.berlintwp.us/Township%20Wide%20Residential%20Trash%20Service.pdf>

UPCOMING EVENTS IN 2016

June 10,11	Community Garage Sale
August 20	Back to School Block Party

Feel free to contact any of the Trustees with questions, comments, and/or concerns at trustees@piattmeadows.com. We would like to thank you for your support and involvement.

Sincerely,

Piatt Meadows Homeowners Association Trustees

Frank Eisenhower
2013-14, 2014-15, 2015-16

PJ Walsh
2014-15, 2015-16, 2016-17

Kevin Webb
2015-16, 2016-17, 2017-18

Mailing Address for PMHA: P.O. Box 203, Lewis Center, OH 43035