

To: The Arbors Homeowners
From: The Arbors Homeowners Association
Date: 01/01/2021
Subject: Invoice for 2021 Home Owners Dues

Dues:

The board of directors for the Arbors Home Owners Association has prepared a 2021 budget which is included in this packet. Dues for 2021 are assessed at \$70 and are due by January 10th as required by restrictive covenant 46.11. Please pay as soon as possible to avoid late fees. A \$25.00 late fee will be charged if received after January 10th, 2020. Restrictions and covenants can be found on our website (www.arborshoa.com) as well as filed with the State and County.

Online payments can be made at www.arborshoa.com. If you have not previously signed up, you will need to register to use this service. If you have any issues please contact secretary@arborshoa.com for assistance.

If you prefer to pay by check, please mail your checks to:

The Arbors Homeowners Association, 22980 Suite B. Highway 72, Athens, AL 35613

Cash payments will not be accepted. Walk-ins are not allowed this year as the office is closed due to COVID.

A breakdown of proposed spend can be found on the website and in this packet. This year's annual meeting has been forgone due to COVID precautions.

Board of Directors:

This year we will have an opening on the Board of Directors. If you are interested in serving on the board or one of the committees (Grounds/Landscaping, Architecture Review, or Nominating) please email any of the board members or complete the "Contact Us" Form on the website.

General Updates and Notices:

Throughout the year, we have received a few complaints that we would like to address with the entire community. Please understand that the BOD/Hughes Properties has shown some leniency in these areas in the past, but these items will be strictly enforced and you will start receiving letters/fines to address these items.

- Dog Cleanup: We understand that most of our residents have pets. We encourage each resident to be a responsible owner of their pets. This includes but is not limited to:
 - Cleaning up any dog waste while on a walk or on a common area (sidewalk)
 - Minimizing dog barking/noise

If your pet becomes a nuisance, after multiple requests to alter behavior, we will have no choice but to ask you to rehome your pet. No one wants this as an outcome, but it is the last resort to keep all residents safe and comfortable in their own home.

If you are identified (by a resident or on any of the many security cameras) as leaving your pet waste, you will be sent a fine. There will be no warnings with this violation. If the problem persists, you will be asked to keep your pet on your property or rehome them.

- Garbage Cans: Hughes Properties experienced a change in staff and had some confusion. As previously approved, trashcans may be outside in certain locations (see diagram on website), neat and not overflowing. If your trashcan can be seen from the street and trash is overflowing or can be observed, you will receive a letter from Hughes properties even if it is in an allowable location.
- Street Parking: Per RC 38, you may only park vehicles on the street if **ALL** of your available parking spots are full and they may not remain there for multiple days. Basically, if you are having a party or large number of guests, they may park on the street. However, residents should not be using street parking regularly.
- Solicitation requests must be submitted on the website. Please request as soon as you know that you would like to fundraise. You will submit a date in the request, but due to weather and other such circumstances, the BOD approves for the entire week of that date. The week

- is considered to be Sunday to Sunday.
- All Christmas décor and lights should be taken down no later than January 25th, 2021.

Service	2020 Actuals	2021 Proposed
Electric	\$5,033.42	\$4,350
Water Utility		\$850
Lawn service	\$2,525.00	\$2,540
Website logins	\$300.00	\$300
Hughes properties	\$10,805.10	\$10,950
Hughes mailouts		\$840
Book keeper/ Accountant	\$750.00	\$1,000
Liability Insurance	\$869.00	\$910
Legal retainer*	\$-	\$-
Mail outs	\$257.00	\$450
Property Taxes**	\$0	\$150
Misc. (PO Box, supplies, etc.)	\$259.15	\$500
Total:	\$20,798.67	\$22,840.00
Operating Cost per home:	\$75.08	\$ 75.13
Total anticipated budget from payments:		\$21,280.00
Budget anticipated from reserve:		\$1,560.00
*Still using retainer paid in 2018		
**This year the bill sent by the county contained a \$0 balance.		

Current Account Balance as of 12/31/2020: \$21,169.06