

CLAIRMONT MANOR HOMEOWNERS ASSOCIATION, INC.
P.O. BOX 371, CULPEPER, VA 22701
www.clairmontmanor.com

- A Covenant Community -

TO: All Clairmont Homeowners
DATE: June 12, 2008
SUBJECT: 1) Annual Meeting Action Items Update
2) Additional Action Items
3) Other Items of Interest

1) Annual Meeting Action Items Update

The following is a summary of the questions submitted to the association's attorney and his responses:

1. **Question:** Can the Association legally charge roll-back assessments to Owners?
Answer: Yes, per Vacation, Modification and Declaration of Covenants and Restrictions for Clairmont Manor Homeowners' Association Inc., Book 580, Page 287, No. 2, Article IV, this "... amendment states clearly that if an owner acquires an adjacent lot and titles that new lot in an identical manner as the owner's original lot, the owners only have to pay half of the assessment for the additional lot until one of two events happens: Either (a) a change in ownership (title); or (b) construction of a residence on that additional lot. If either of those events occurs, the Association can recapture the one half assessment which had been deferred for a period of up to ten years ...".
Board Action: The Board will confirm the details of ownership of the multiple lots to ensure proper tracking and categorization. The Board will also consider past transactions where roll-back assessments may not have been collected.
2. **Question:** Can the Association reflect the roll-back assessments as Accounts Receivable, Long Term?
Answer: "... Although it seems reasonable ..., I would suggest checking with a tax accountant...".
This question was also posed to our tax accountant. His answer was yes we can and he pointed out that homeowner associations **do not** pay taxes on account receivables.
3. **Question:** Is there a maximum amount the association can charge for late fees on assessments?
Answer: "... The Covenants do not set a maximum late fee...".
The Board adopted to require a \$20.00 late fee for the first month and a \$30.00 late fee for the second month, late fees are not to exceed a total of \$50.00 per assessment period.
4. **Question:** Can we install signage for Common Area (No Trespassing) to eliminate liability?
Answer: "... I would not suggest putting up a no trespassing sign, but would recommend a sign that reads "private property intended for the use of lot owners and their families only...".
The association confirmed that hazard insurance is maintained on common areas in case of an accident.
Board Action: The Board will determine how many signs are needed, the actual verbiage, and placement of the signs (ensuring ACC compliance).
5. **Question:** Can the association collect a tap fee for new home construction within the community?
Answer: Per Vacation, Modification, & Declaration, June 10, 1992, Deed Book 482, Page 462, this "... amendment states that a lot owner must pay a \$2,000 tap fee within two years of the recordation of its deed, or as a precondition of hookup to the central water system, whichever first occurs. ...".
Board Action: The Board will consider past transactions where this fee may not have been collected.

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2) Additional Action Items

1. Meeting Minutes were mailed to all Owners.
2. Mail-In-Ballots were mailed to Owners who were not in attendance to secure the election of the Board of Directors. The required 37 votes were secured to carry the nomination of the Board of Directors as follows: Leslie Probst, Tim Gonzalez, Dencil Johnson, Chuck Suter, Dave Dunwody, and Angelo Sorrentino. The Board appointed the following as Officers: Leslie Probst - President, Lisa Fettig - Treasurer, and Jane Probst - Secretary. We would like to welcome Jane. All future communications will come from Jane.
3. "Spring Clean Up Day" on April 12th was very successful! We thank all who worked hard to improve the appearance and health of our entrance. The following families were represented: Judd, Rafala, Probst, Gonzalez, Suter, Fettig, Chilton, Godfrey, and Southard. It was a wonderful time to meet our neighbors and work together. We had volunteers from the ages of 6 to, well, over 50! Thank you again from the entire community!
4. The "Spring Picnic" on April 26th was a success. The wonderful bounce houses, cotton candy, and popcorn were donated by the Sain family (Owners on Clair Manor Drive). We truly appreciated that! The kids loved the bounce houses! If you are in need of these services, don't hesitate to contact them! We thank the Probst family for hosting the event and for the use of their home. The kids (and adults) LOVED it! We apologize for the late notice on the time change. It was done to encourage more attendance. We made the absolute most of it and had a good time!
5. The ACC met on Wednesday April 23rd. Notices to Owners in violation of the Covenants will be sent shortly. We ask that you remember we are working together to overcome these issues and it will take time. The cooperation of all homeowners will ensure a more streamlined process. Thank you in advance for your cooperation.
6. Please visit http://clairmontmanor.com/Home_Page.php to send us your contact information. Jane, the Secretary, will contact all homeowners in order to compile the homeowner email distribution list. We want everyone included and updated frequently on news and events.

3) Other Items of Interest

1. Spring clean-up time! Make sure mailboxes are well maintained and comply with the covenants.
2. Please ensure your animals, particularly dogs, are properly controlled on your property. Several homeowners have complained that dogs come off of their owner's property and are aggressive. We want to keep this community friendly, safe, and enjoyable. All homeowners and visitors should be able to walk through our community without the fear of aggressive dogs.
3. **Please remember the speed limit on all the streets within our community is 25 MPH.** We were alarmed during the Spring Clean Up that the speed limit is often ignored, even with the volunteers at the entrance. If necessary, we will consider other measures to enforce speed limits throughout our community. We appreciate your cooperation.

Thanks to everyone and know we will continue working to ensure prosperity in Clairmont!

Best Regards,
CMHOA Board of Directors and Officers