

Parkside Patio

Homeowners Association

Memorandum

To: Parkside Patio Homeowners
From: Parkside Homeowners Association
Date: 12/1/2024
Re: Annual Assessment for 2025

Attached please find the 2025 Budget (indicating the Annual Assessment and the additional Neighborhood Assessment paid by the patio homeowners), a generic invoice for your 2025 Annual and Neighborhood Assessment (please provide the information requested on the invoice and return a copy of the invoice with your payment), and a payment sheet to help you in keeping a record of the payments you make. Please be certain to complete a stub and return it with each of your checks. Please note from the Budget that patio homeowners pay an "Annual Assessment" along with all other property owners in Parkside, as well as four (4) quarterly installments toward a "Neighborhood Assessment" during each calendar year.

The Neighborhood Assessment for all patio homeowners for 2025 is an additional **\$135.00** per quarter. Please remit the Annual Assessment by January 15, 2025 (we ask that the Annual Assessment and the Neighborhood Assessment payments be sent in on separate checks, as they are deposited into separate accounts.) The Annual Assessment defrays the cost of operating and ensuring the association and covers the cost of the maintenance for the common areas, irrigation, and lighting. The Neighborhood Assessment covers the cost for services provided only for patio homeowners such as security system monitoring, yard maintenance, pressure washing, etc. Neighborhood Assessments are due on **January 1, April 1, July 1, and October 1** of each year. **Please record these due dates as you will not be billed for these quarterly installments unless you become delinquent.**

The Association's fiscal year runs from January 1st to December 31st of each year. Unless your 2025 Assessment was collected from closing, any payments made from closings in 2024 were only applicable to that year.

The Declaration (Covenants or Restrictions) automatically makes anyone who owns a lot in Parkside an Association member and creates a foreclosable lien on each lot in the community to aid the Association in collecting the Annual Assessments. These Assessments are a personal and legal obligation of each owner of a lot or home. If the records of the Association indicate that you have a credit or that you owe any part of an assessment for the previous year, you will find a separate invoice (where applicable) enclosed. Please make the appropriate reduction to your next payment or, if there is a delinquency, remit any amount due immediately. If you feel that the statement is in error, please contact the Association's Manager as provided below. Please be aware that any collection action indicated in earlier correspondence will commence or be continued until such time as a delinquent account becomes current to the satisfaction of the Association.

The Board of the Association has retained MJS Inc., an association management company, to act as Treasurer of the Association and to manage most of the Association's financial activities. Some of their responsibilities include sending out this Assessment notice, the collection of Assessments,

payment of the normal expenses of the Association and the keeping of records for all of these activities. They also provide attorneys with information with respect to the payment of assessments and update the Association's database when closings in Parkside occur.

The Architectural Review Board, now made up of homeowners, has the authority to enforce violations of the Declaration and to "architecturally" control any structure that has been built or that is to be constructed on a lot within Parkside. Applications for approvals required by the Declaration and the Architectural Guidelines should be mailed, faxed or delivered to the Association's management company at the address or phone number listed below. Copies of all of the governing documents can be obtained from the Association's manager from 9:00 AM to 5:30 PM, Monday through Friday.

Payments may be made by cash, check or money order as well as online by going to mjsmgt.com (processing fees apply). All checks should be made payable to **Parkside Patio HOA** and mailed to the Association at **4910 Trenholm Road, Suite C, Columbia, SC 29206** (close to Trenholm Plaza). MJS Inc. can be contacted at (803) 743-0600 by phone or by fax at (803) 790-0340 during normal business hours (9:00 AM to 5:30 PM, Monday through Friday). Their e-mail address is **mjs@mjsmgt.com**. Thank you in advance for your attention to this matter.

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