

COTTAGES AT BLUE HERON LAKES HOA NEWSLETTER

April 2023



NO POOLS ALLOWED ON PROPERTY

We would like to remind all residents that pools of any size are not allowed in the complex under any circumstances.

Owners who do not adhere to these guidelines will be fined \$100 for excessive usage.

If you have any questions or concerns, you may contact Magnolia Management Services.

ASSOCIATION WEBSITE

www.cottagesatblueheronlakes.com

The Cottages at Blue Heron Lakes website contains all HOA governing documents, instructions on how to pay dues online, owner access portals, service requests, and more!

DUES INCREASE REMINDER

Don't forget **the monthly association dues are increasing to \$250 effective May 1st, 2023.**

If a homeowner does not pay their dues by the end of the month, an additional charge of \$50 will be applied to the owner's account. This applies to every month the dues are not paid.

Owners have the option of paying online or with a check.

All checks can be mailed to the following address:

The Cottages at Blue Heron Lakes HOA
P.O. Box 98067
Phoenix, AZ 85038

For instructions on how to pay online or to set up automatic payments, go to the association website, www.cottagesatblueheronlakes.com, and see the "Pay Your Dues Online" section.

INTERIOR PLUMBING ISSUES

This is a reminder that any plumbing issues located inside units are the responsibility of the unit owner. See the article below from the association restrictions regarding unit repair and maintenance:

6.1 Unit Repair and Maintenance – "Each Unit Owner shall furnish and be responsible for, at its own expense, all of the maintenance, repairs, and replacements within its own Unit, and including any item located on a Common Element but servicing a Unit and/or determines to provide maintenance of a Unit for a Unit Owner."

Contact Magnolia Management Services with questions or concerns at info@magnoliabr.com or (225) 286-7546
