

LONG LAKE MEADOWS/SPRING MEADOWS HOMEOWNERS' ASSOCIATION

"Why We Pay Annual Dues"

More than 20 years ago the Long Lake Meadows subdivisions were under construction. The developer, by requirement of and with the approval of the City of Troy, drew up documents establishing a homeowners association for these subdivisions. These documents are still in effect and indicate that membership in the Association is required upon the purchase of a home within Long Lake Meadows I, Long Lake Meadows II, and Spring Meadows.

The Association's Board is responsible for the collection of annual dues and any funding that may be required for the maintenance of the retention pond, common areas, and other issues which may arise and benefit all homeowners in the Association. All homeowners are required to share in this responsibility by payment of their annual dues and any additional discretionary expenses, if applicable. The Association's billing records are based on information from Oakland County, the City of Troy, and Association maps and documents.

The invoices, which may include the annual dues and assessment yet to be paid in full, will be mailed around December 1, 2015. Please do not send in your payment prior to receipt of the invoice; thank you.

We are aware that in these times of economic uncertainty priorities may have to be set by some of us based on necessity. The Board is willing to discuss a payment plan with any homeowner. All discussions and arrangements will remain confidential.

The Board would like to thank all homeowners who are consistent in paying their annual dues before the due date as it makes our job stress-free. However, we have some homeowners who are delinquent with their payments for two years or more. Please note: It is the fiduciary responsibility of the LLMSMHOA Board to assess fees and file liens on properties which do not maintain paid dues and special assessments in a timely and/or designated period of time. It should be noted that, based on Association documents, measures can and will be taken for the collection of unpaid accounts. As much as the Board would like to avoid taking such action, we may be left with no choice but to take a more proactive approach in this matter in the future.

We are re-visiting previously filed liens and updating the status of each. In addition, any account delinquent for three or more years will be subject to a lien against that property. Any homeowner who finds himself in this situation, for whatever reason, is welcome to contact the Board regarding his account at any time. The Board would prefer to settle these accounts without having to take any action.

Remember: Members on the Board are your neighbors. We are a small, all-volunteer group coming together to work within the boundaries of the Association documents by complying with the requirements and working towards the betterment of OUR Association.

Signed by the LLMSMHOA Board:

*Barbara Vleko
Bruce Davis
Frank Faron
Grover Easterling
Jeff Harden
Matt Kukla
Sandy Paci*

December 1, 2015