

December 1<sup>st</sup>, 2022

Dear Residents of Quail Creek,

I hope everyone is doing great and is looking forward to the Holiday season! I wanted to inform everyone due to new ownership, we will be scheduling a meeting to have the opportunity to nominate a new Board of Trustees. After long discussions with some of you in the community and seeking legal advice, we feel that this is the right thing to do. The HOA will deliver honest communication, provide financial budgets and plans, and create a community that is proud to call home. The HOA will act and abide by the Bylaws and Declarations created to provide a safe community.

All nomination forms must be filled out by Wednesday, December 14<sup>th</sup>. **Only members that own land in the community can nominate and cast a vote. Tenants who are renting in Quail Creek are not allowed to nominate or vote for the Board of Trustees. However, they must submit a new pet registration and follow the Rules and Regulations that have been set.** Forms can either be emailed to [quailcreekhoa45311@gmail.com](mailto:quailcreekhoa45311@gmail.com) or dropped off at the front office with Heather, Monday-Friday, 9am-1pm. Any form submitted past December 14<sup>th</sup>, will be considered late, and will not be counted.

**Details:**

- Location: Ron's Pizza
- Address: 53 W Central Ave, Camden, OH 45311
- Date: Monday, December 19, 2022
- Time: 6:00pm

**Purpose of Meeting:**

- Nominate HOA Board of Trustees using ballot
- Seats available: 3
  - According to the Bylaws, once the board has been created by the members, the Board of Trustees will decide upon who will be the President, Vice President, and Treasurer/Secretary.
- At this meeting, members of Quail Creek will have the opportunity to take home a copy of the Community Bylaws, Declaration of Covenants, 2020 Declaration Amendment, and Rules and Regulations.
- A new contact information sheet and pet registration form will be required by all residents to fill out.

**HOA Dues:**

According to the Bylaws, the HOA will work on a calendar year. Any balances prior to 2022 will be forgivable. 2022 dues of \$200 will be due by December 31<sup>st</sup>, 2022. The HOA will abide by Article IX if payment is not due at this time. If 2022 dues have been paid, a receipt or proof of purchase must be presented. Please email [quailcreekhoa45311@gmail.com](mailto:quailcreekhoa45311@gmail.com)

- *There has been a delay in transferring the account and balance from the previous owner to a new bank account. This should be resolved by our meeting on December 19<sup>th</sup>. We will provide how to pay your balance at this time. We apologize for the inconvenience and appreciate your patience.*

Lastly, there will be residents of Quail Creek that are volunteering to make this meeting happen. We appreciate their time and please know that everyone will have a fair vote in nominating a new Board of Trustees. Please spread this information throughout the owners of the community as our mailing list may not be up to date.

Thank you.

HOA of Quail Creek  
[quailcreekhoa45311@gmail.com](mailto:quailcreekhoa45311@gmail.com)