

To all Miller's Crossing neighbors:

As you may or may not know, our previous HOA President resigned in December of 2019, and I have temporarily reassumed the duties of president in support of our property values and in support of Jeff Hale's fine efforts as Treasurer. Jeff and I have been on a search for a 3rd party management firm or accounting service to ease the demands of running the HOA.

After much research, consideration, and negotiating, Jeff is leaning toward a software solution he feels is the most cost effective. As I have clearly stated in past communications, I favor the total outsourcing of the HOA management. I personally do not believe that a responsible and interested property owner needs to endure all of the collections battles and other issues associated with non-compliance of deed restrictions that the developer, not us, put into legal effect.

Therefore, I am resigning from the Miller's Crossing Home Owners Association, effective May 31st, 2021. I have been actively involved for over 9 years, and I feel I have given all I can give.

Enclosed with this letter, is the 2021 calendar year dues invoice. Dues have been increased 10%. This is the first increase in 7 years. It amounts to just over 45 cents per day and the dues cover the common area maintenance issues like the front entrance landscaping, the bridges and the streetlights. It also covers postage, office supplies, and collections and compliance costs of the HOA attorney.

Recent collections efforts have resulted in 4 property liens filed, with further, active collections likely to follow on those liens. Out of fairness to those who pay their dues in a timely fashion, the HOA will continue to press collection efforts to all with past due balances, with the aid of the HOA attorney.

For the benefit of the newer residents, just over 13 years ago, the street lights were turned off, because the HOA was broke, and the entrance was a ridiculous eyesore. Dues keep our neighborhood looking nice and our property values up. The deed restrictions and dues were initiated by the developer, not by us. Jeff and I pay dues, just like everyone else.

All this doesn't happen on its own, it takes people to volunteer to run the HOA, as uncompensated volunteers. To support a self-managed HOA we will need to do the following:

- **Collect one valid email address** of every property owner in Miller's Crossing for purposes of notifications of elections and voting for HOA officers and other matters. If HOA dues are in arrears, that property's vote will not be counted.
- We also will need that one valid email address for purposes of virtual communication to save postage costs and to enable virtual meetings, if necessary. A Zoom subscription will cost \$400, if used. I have been **unable to secure a suitable meeting site, due to Covid restrictions.**
- **Please send your name, address and 1 valid email address to: MillersXingHOA@hotmail.com as soon as possible**, to support these efforts and your neighborhood. Any emails to the entire neighborhood distribution list will be shielded by a blind copy method. **We will not share your email address, unless you request the HOA to share it.**

Regarding the HOA board positions. The HOA will have an election for the following positions, via email (at this point); President, Vice-President, Treasurer and Recording Secretary. If you are interested, send notice of your interest to the HOA email address above, along with your address and any pertinent

information you want to volunteer to your neighbors, to attract their vote (qualifications/experience, etc.)

Once the HOA has the email distribution list collected and built, the candidates name, address, and summaries will be presented exactly as typed to the HOA. Other voting details, due dates, and instructions will be included with that notice. This email collection campaign is essential to building a more efficient and cost-effective HOA.

Recently, I have been asked for copies of the Miller's Crossing Property Deed Restrictions. If you email the HOA, they can send you the PDF files with that information, including plat maps. When you review the restrictions, you will notice how poorly they are written and if owners want to make them better reflect what we, the owners really desire, than we need to be working from a 2/3rds, super majority vote to change restrictions. I can assure you, those kinds of participation numbers will only result from virtual communications. Past meetings have only produced about a dozen property owners, out of 77 properties.

As a property owner in Miller's Crossing, we need to pay particular attention to what is going on right now. Drive around and observe. Preserving a neighborhood and the values of those properties is not easy and it is not on auto-pilot.

I want to call out my gratitude to Scott Kaufman, Greg Roach, and Jeff Hale, for all of their diligent work and selfless, neighborhood service. They are true servants who have been taken for granted and received nothing in return.

Please submit your email addresses, your names, and your property addresses, to receive updates and future HOA election news.

Good luck and best wishes for a safe, clean, and well-maintained neighborhood that we can all enjoy and be proud of.

Regards,

Tom Reber

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