



**Monthly Newsletter**

**April 2024**

## **Risks, Opportunities and Changes**

On April 2<sup>nd</sup> the Annual HOA meeting was held at the Canton Library with about 15 homeowners were in attendance. In summary, there were discussions around the budget, maintaining the roads and detention ponds, this year's projects and needing more volunteers. Please review the attached Annual HOA Meeting notes (also available on the website).

As a result from the meeting and discussions within the board, it is important to communicate the following:

1. Due to inflation and age of our community resulting increase maintenance needs, annual dues will potentially increase **each year starting in 2025**. More information will be shared to the community once the budget is finalized and approved later this year.
2. Required by law, for our community to be self-managed, we must have at least 5 members on the board otherwise Tottenham would be managed under a Management Company which would result dues per home to **double or triple** as the funds must pay for the people managing the property an addition to funds needed to maintain our community's property. There are 3 board seats available for a 2-year term and we are encouraging high participation from our community to share their talent and small amount of time to fulfill these vacancies. The positions up for election are Vice President, Secretary and Communications. We are willing to accept a larger number of board members if people want to participate. Attached is a form to address interest to joint he board or generally volunteer to help with new initiatives. Please complete the attached form if interested and mail to our PO Box address or send an email to [tottenhamHOA@gmail.com](mailto:tottenhamHOA@gmail.com) expressing your interests.

## Spring Clean Up Day – Please participate!

The Beautification Committee is seeking volunteers to help participate in Spring Clean Up Day on **Saturday, April 26<sup>th</sup> at 12pm (noon)**. Meetup location is at the front entranceway. Please bring a rake, no worries if you do not have one. Look forward to seeing everyone and thank you in advance for the support.

### Are you current on your Annual Dues?

The deadline for dues payment was March 31<sup>st</sup> deadline. You should pay your dues immediately. Since your payment is late, you **should pay \$825.00. We are also considering charging interest. We will turn the list of non-payers over to our legal counsel and demand letters will be issued.** Not paying annual dues may result in a lien on your property. If you have any questions, or would like to arrange a payment plan, please send an email to [tmulholland0428@gmail.com](mailto:tmulholland0428@gmail.com) or [tottenhamHOA@gmail.com](mailto:tottenhamHOA@gmail.com) If you are

### Curious to know new plans within our community?

Below is the schedule of 2024's monthly HOA Board Meeting. Meetings are held at the Town Hall meeting at 1150 S. Canton Center from 7pm – 8:15pm. You are more than welcome to attend the meetings to address concerns or to learn more on plans and actions within the community.

Thanks!

May 9, 2024	Meeting Room B
June 13, 2024	Meeting Room B
August 8, 2024	Meeting Room B
September 12, 2024	Meeting Room B
October 10, 2024	Meeting Room B
November 14, 2024	Meeting Room B

**CHECK OUT OUR WEBSITE AT: [WWW.TOTTENHAMCOMMUNITY.COM](http://WWW.TOTTENHAMCOMMUNITY.COM) to learn more about our community and meeting minutes**