

*Letter to the Community*

*Finances*

*CCR Enforcement*

*Misc. News and Info*



# on MACA



## Letter from the Treasurer

### Greetings, MACA Community!

*I'd like to raise awareness about the costs of mailing. Specifically, having to remind homeowners who don't pay their annual assessments on time. Invoices go out in December and are due by the end of January.*

*Each invoice and follow up statement for unpaid dues costs the community almost \$1 to send (paper, ink, envelopes, mailing labels, and postage. Multiply that by 258 homes in the community.*

*It is unfair to those who pay on time to pay for those who don't. To that end, the Board voted to pass on the cost of mailing out past-due statements. Each time we mail out a reminder for unpaid dues, in addition to the interest charged the unpaid balance, we will be adding a \$1 to cover the cost.*

*I want to send a very big THANK YOU to the 146 homeowners who paid their annual assessment; I so appreciate your timeliness. Your consideration saves the community money and reduces the work to collect and process invoices.*

*Another big expense is the community newsletter as the printing costs are higher. Quarterly newsletters are required by the covenants as part of the duties of the Board, but you can help us save money by opting to get yours via email. If you are receiving this newsletter via the US mail, we don't have your email address. Please email us at meridianacres@yahoo.com to receive your community updates electronically.*

*Enjoy the rest of your summer and thanks for reading!*

*In service,*

*Sherry Grove*

## CCR Enforcement

If you are new to an HOA, you might find the CCR's confusing. Here is what you need to know in plain language:

1. The CCRs/Bylaws are your contract with your neighbors/community. CCRs are intended to ensure owners understand the rules and protect all owner's property values.
2. Failure to comply with the CCRs may result in fines, subsequent legal actions and/or a lien on your home. Additionally, the Board has the authority to hire someone to address the issue and send you the bill.
3. The following items can generate a violation notice:
  - a. Weeds blooming across your yard/Mowing.
  - b. An RV/trailer/boat in the front of your yard for more than 72 hours.
  - c. General untidiness. Some examples include: a front yard that is unkempt or obviously needs work, parking on the lawn, toys, junk, moss covered roofs, peeling paint.
4. If you get a notice, you have 14 days to request a hearing with the Board to discuss the issue and 30 days to fix the issue or receive a \$125 fine. If the issue will be expensive and you need more time, the Board will work with you. Homeowners get one warning per violation per year. For example: If a homeowner has been previously notified of the issue, they know the rules and will not receive another warning, they will get a \$125 fine directly. If a fine is unpaid after 90 days, owner/s will be taken to small claims court and/or have a lien placed on the home.
5. Lastly, **sending violations notices to our friends and neighbors is the WORST!** Everyone who volunteers hates this portion of the job. Please help us by being a good neighbor and following the rules. If you think there has been a mix-up (like you receive your neighbor's violation) kindly let us know- we're human and sometimes mistakes happen.

## **Welcome to the neighborhood!!**

*Say "Hello!" to our newest community members*

*The Skrivanek Family on Wendy Dr*

*The Zahn Family on 3rd Way*

*The Miller Family on Planer Ct*

*The Rison/Simon Family on Stonewood Dr*

## **Financial Focus**

**Checking Balance:** \$21,731.74

**Savings Balance:** \$19,147.96

*As of 8/30/2023*

## **MACA Website!**

*Here are some things you can do and find on our website:*

- Getting ready to sell? Send us a pic and a price and we'll load it on the page!
- Need to submit an architectural request? Find the form and email us!
- Need to know what your lot number is? There is a map!
- Want to read the CCRs or Bylaws? They are posted there!
- Want to join an association monthly or annual meeting? There is a link on the landing page.
- Want to sign up for the email list? You can do it there!
- Forgot when the glass goes out or when it's trash only? Yup, helpful info there.

## **Volunteers, always needed.**

Your board welcomes all volunteers! Some assignments are one-time things or don't require a long-term commitment. Of course, we welcome those willing to make long-term commitments, too! Do you have an interest or talent that would benefit your neighborhood? If so, please consider helping out. Your efforts will be appreciated.

- Organize an event.
- Support someone organizing an event.
- Stuff envelopes.
- Write an article for the newsletter.
- Pull a weed.
- Build a bench for the community space.
- Trim some brambles on a walk.
- Pick up trash when you see it.

**We Want YOU!**

## **Monthly HOA Meetings** *Every second Wednesday*

**6:00 PM**  
**Virtual Only**

Meeting Link Located at:  
[meridianacres.org](https://meridianacres.org)

**Community welcome and  
encouraged to attend!**



## **MACA Upkeep Happening**

- Filling holes and reseeding in the community green space (Lot 80).