



9/11/2025

Hello Neighbor,

We hope this message finds you well. As part of our ongoing efforts to maintain the beauty, safety, and property values within our community, we as a board met with homeowners at our meeting held on 8/26/2025 at the Pat White Center at Ben Lomond to discuss the following topics.

- HOA Dues
- Parking Lot Maintenance
- Enforcing the Restrictive Covenants Article VI (6)

HOA Dues

The board has decided to move forward with an annual dues increase of 5% as identified in Article IV (4) "Covenant For Maintenance Assessments" Section 3a. HOA dues have not been increased for several years in attempts to keep costs low. However, that has no impact on rising costs from our vendors and other services utilized to maintain our community. Although 5% is the maximum allowed per year, we will strive to stay below that threshold. This increase will be implemented on 12/1/2025.

Parking Lot Maintenance

We are currently getting estimates from asphalt vendors for the repair of the parking lot. Our goal is to have this project completed by late fall of 2025.

Vehicles with excessive oil leaks need to take immediate action to stop the leak or park in the street. Damages resulting in repair costs to the HOA will be passed on to the owners assigned to the parking spaces.

Enforcing the Restrictive Covenants Article VI (6)

As owners and residents in this community it is essential that we take pride in not only our home, our investment, but the community as a whole as we are all connected. It's in our common interest that the values of our homes are not negatively impacted and we also have to be accountable, as our actions directly impact our neighbors.

In the interest of maintaining the beauty, safety, and property values, we're implementing some general guidelines for property maintenance that will help move us towards that goal.

We are also introducing fines this year. Our desire is that owners take the initiative on the upkeep of their home so that our community is an inviting environment for families. Fines will be used as a last resort for those that choose not to comply with the guidance of the HOA or Restrictive Covenants.



Property Care

Rule of thumb, keep your property maintained as close as possible to the condition it should be in if it were to be sold. We aim to keep the neighborhood clean and marketable.

Some General Guidelines:

Plant life not to encroach the home
Hedges, shrubs, and medium trees must be pruned
Plant life not to block 50% or more of your windows
No plant overgrowth
Items on porch should be neat and not cluttered
No work materials on porch
Grill, trash bin and water hose can be stored outside
No wheels, tires, toys, play things, coolers, equipment etc. to be stored in the front yard
No broken or damaged windows
Proper blinds and curtains must be used.
Front door must have a proper coat of paint and not to be stained
Pick up trash/debris that blows into your yard or around your vehicles

Fines process to begin immediately for covenant violations:

- 1st letter will be a soft warning with 30 days to complete the necessary work. We are willing to work with residents to provide additional time to complete large projects such as roof repairs.
- 2nd letter will be a notice giving the opportunity for a hearing before the board. At the hearing, a final date will be set for compliance, after which there will be an assessment of \$10/day up to a state mandated maximum of \$900.
- In addition, smaller issues, such as improper trash disposal, will be assessed \$50 as a one-time fee in addition to the vendor cost to the HOA. Any owner so assessed may contact the board at SudleyVillage@gmail.com to meet with them regarding the assessment.

Gentle Reminders

- Recycling is **ONLY** on Fridays. Any recycling left on other days will go in the regular trash
- All yard waste (leaves, branches, mulch, etc.) needs to be properly bagged unless Patriot Disposal will not take it
- Tires, paint cans and hazardous materials go to the dump and should not be left on the trash pad. Patriot Disposal will not take them
- Please contact Patriot Disposal for the removal of bulk items (furniture, appliances, equipment)

We appreciate your cooperation in helping keep our community looking its best!