

Lambeth Estates HOA Newsletter



Message From the Chairman of the Board

Todd Shein

At the most recent meeting of board members the BOARD unanimously adopted the first of numerous upcoming policies designed to support necessary efforts to enforce the legally applicable COVENANTS that are recorded in the Land Records of Rockdale County as specifically relevant to our community. That policy which reads, "Enforcement of By-Laws and Covenants approved, published and recorded in the Land Records at Rockdale County as legally required, is the paramount role of the Board of Directors and all approved committees. Maintenance of common ground

property areas for mutual benefit of community members shall be funded by dues, specifically provided by the By-Laws and approved by the Board of Directors to be mandatorily imposed and enforced on all community members," is the foundation for assuring that mutual cooperation of all community residents for common goals can be confidently achieved. Since the participation rate for payment of dues over the last recent years has not been close to 100% it is apparent that some community members do not understand the benefits of mutual cooperation, or worse, some community members

are simply taking advantage of their neighbor's good will without demonstrating their support. Be assured that the Board intends to impress upon all residents the legally binding agreements that are contained in the Covenants that protect the integrity and best interests of us all.

If you believe that the Covenants are not enforceable, please contact me for an explanation. The Board is intent on making sure that everybody benefits from everybody's cooperation.

REMINDER



ANNUAL DUES

As of today, 67 of 108 families have paid annual dues. This is a reminder that the non-payment of dues may lead to eventual penalties. *Payment of the yearly dues is mandatory.*

We will begin sending the over-due assessment notes during the month of October. Considering each mailed notice will cost \$0.60, the initial mailing will cost about \$25.00. This is a needless expense, considering our annual dues are only \$45.00 per household.

Hank Kimner, President

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