

Lambeth Estates Homeowner's Association, Inc.
March 10, 2024

Letter from the Board Director and Homeowner's Association President

For the past two years, I have been responsible for guiding and then operating the Lambeth Estates Homeowners Association toward fulfilling its important obligations imposed by the enforceable By-Laws documents that were legally recorded and established by the builders of our community.

In order to do so, the efforts and ideas of many other community members have been essential to improving how our Homeowners Association manages our mutual concerns. To all the Board Members who volunteer their time, I extend my thanks, especially to the Association Secretary/Treasurer, Linda Shein, who makes the necessary daily efforts to keep homeowners informed through our new and respectably organized website, and she keeps concerns updated to promote positive, non-confrontational resolution. (Linda's tribute true and included to avoid being smothered in my sleep).

There are only a few priorities for the Board. These include common area maintenance, mandatory dues collection for payment of maintenance costs and Board/Association operations requirements, and covenant enforcement oversight of homeowner activity in the community. During the time that I have been on the Board of Directors, circumstances identified by thoughtful residents related to all the priorities have been considered, investigated, and successfully resolved or procedurally/technically improved. However, I'd like to illuminate two issues of persistent concern and explain what the Board of Directors has done to minimize the problems. Please read on so you are informed of actions taken that legally affect ALL Lambeth Estates property Deed Grantees (homeowners).

Common area maintenance, (e.g. front entrance and street lamps), fits hand in glove with dues assessment and payment collection. The community needs money to accomplish maintenance tasks, and so the Board has been legally provided the right to require the community's lot owners pay for those reasonable and necessary costs. To fulfill the responsibilities imposed by Georgia law and the community's By Laws upon the Board of Directors, there are administrative costs that are included in the annual dues assessment. It's that simple. Unfortunately, many community lot owners repeatedly refuse to pay their legitimate fair share.

Historically, from many years past up to and including 2019, there was an accumulation of nearly \$3,000.00 of documented unpaid dues. There are \$634.00, \$585.00, and \$765.00 of unpaid dues for 2020, 2021 and 2022 respectively. That brings us to the current Community accounting year (May 1, 2023-April 30, 2024), and there are still \$1,625 in the current year dues payments unremitted. That's a sad state of affairs.

Page 2

Whatever any given lot owner's reason for failing to pay their share, save aside legitimate economic hardship, it's truly bogus. Every time a lot owner made their Lambeth Estates home purchase by accepting their deed, they were legitimately imposed with the requirement to conduct themselves in accordance with the community's By-Laws and Covenants, which were previously recorded in the Rockdale County Land Records.

Whether the person conducting the purchase contract settlement transaction told the buyer(s) this fact is immaterial; it's a legal DONE DEAL! In recognition of the collection problem the Community Treasurer has newly established a current digital accounting record and program for tracking dues assessments that has already helped us collect nearly \$1,000.00 in long term arrearages. Payments can be made more easily because the Treasurer coordinated with website hosts to allow collection through our website link.

Additionally, the Board of Directors voted unanimously on September 13, 2023, to implement a Board Policy to impose upon each lot owner(s) a \$15 fine after a dues payment becomes 30 days past due (effectively June 1 of the relative assessment year). The accumulated arrearage and fines due for each lot shall be increased per diem by a 10% annual interest rate. While the Policy was agreed last September, implementation of that Policy and the automated accounting of arrearages will commence with our new fiscal year on May 1, 2024. With assessment, payment, and accounting methods now reliably established, I'm hoping the detrimental failure-to-pay trend can be reversed.

Regarding Covenant enforcement oversight of lot owner maintenance/improvement of their homes and grounds, thankfully, there are not too many extraordinary concerns. Even still, the Board's Architectural Review Committee responsible for the oversight has established a now consistent protocol for resolving issues brought to its attention by homeowners or through periodic inspections conducted by the Committee.

If a violation is observed, it is visually validated by the Committee, determining if a violation notice is sent to the homeowner. Any violation notice issued and a solution suggestion are sent to the homeowner. **To urge resolution, on April 19, 2023, the Board unanimously agreed to a Policy that if, after 30 days from the date the notice is sent, the violation is unresolved, a \$50.00 fine shall be imposed on the lot owner(s), along with a \$1.00/day penalty for continuing failure to correct. The Policy will be enforced as of May 1, 2024, and accounting tracking will be implemented at that time.**

An additional Policy requiring tree stumps visible from the street to be leveled to the ground was approved last September, and the enforcement of the trash container not being visible from the street Covenant (ok on collection night before and day of pickup) are new points of emphasis for future enforcement and track accounting.

Page 3

PLEASE stay informed of current Board activity by periodically visiting the Community Website, lambethstateshoa.com. Board Minutes and historical documents are available through the website. Also, consider contacting any Board Member.

The Board and all Community Officers will execute their efforts with calm, reasonable humility, and relative understanding. Agitation or unkind confrontation will be avoided. I think our community's concerns will be resolved for our mutual benefit. Toward that helpful goal, and for good health and peace among us all, I pray.

Faithfully submitted,

Todd Shein

Todd Shein, Chairman of the Board
LAMBETH ESTATES HOMEOWNER'S ASSOCIATION, INC.

TS/lS

Attachments:

Annual Meeting Notice
Statement of Account