



University Estates Home Owners Association
P.O Box 582
Athens, OH 45701-0582

March 1, 2020

Dear University Estates HOA Member,

2019 was another successful year for the University Estates Homeowners Association. The association secured funding from the City of Athens for two speed cameras on University Estates Blvd. In the fall, UEHOA negotiated with Mayor Steve Patterson and Service/Safety Director Andy Stone for the city to take over the association's largest expense, landscape maintenance of the entrance and parkway green space.

This takeover discussion began after the utility building at the SR 682 entrance was destroyed by a car. The city staff determined the best option was to demolish the building and reconfigure the electric service it previously contained. This will save UEHOA about \$250 per year for electric service to that building and to light the UE monument signs. (The electricity being used was below the minimum billing amount, so the city won't even be absorbing that much cost, since the signs now will be on the same meter as the street lighting.)

At the January 2020 annual meeting, members had the opportunity to meet with the association's new attorney, who specializes in representing associations like ours. The attorney researched the association's foundational documents and discovered that the neighborhood developer(s) had not filed the necessary paperwork to include Walnut Ct. in the association. His recommendation was to continue to operate UEHOA as if the paperwork was in place, while working to rectify the situation in the next few months. Understandably, that will be a primary goal for 2020. We will have more details to share with all members and Walnut Ct. residents as we get that process underway.

In 2020, your board of directors also plans to continue current successful initiatives and maintain the association's reach in the following ways.

- Provide welcome gifts to the new neighbors who move into our community
- Fund a website and resources that support communication
- Fund neighborhood events that members and their families can enjoy
- Lobby our city and county government to improve street maintenance and make street enhancements that improve safety
- Protect the value of our homes by ensuring that new additions or changes are made in accordance with the deed restrictions and standards of this community
- Provide support to realtors and builders as they work to build out the community's undeveloped lots
- Work with accounting professionals to document the association's income and expenses

Recreation, health, safety and the welfare of our members are key goals for our HOA. Learn more about plans for and progress toward these goals by reviewing documents at the HOA website at www.UEhoa.org. There you will find information about upcoming events, announcements, minutes from past Board meetings, information for builders/real estate agents/new residents and other foundational documents, including a legal analysis of the existence of the HOA.

Please remember that your membership in this association is mandatory, and it began at closing when you became the owner of a lot in the University Estates neighborhood.

Membership. The Owner of each Lot shall be a member of the Association and no one who is not an Owner of an interest in a Lot shall be a member of the Association. Each Owner accepts membership in the Association and agrees to be bound by this Declaration, the Articles and Bylaws of the Association and any rules and regulations enacted pursuant thereto. Membership in the Association is automatic upon acquisition of ownership of a Lot, and may not be transferred separate and apart from a transfer of ownership of the Lot. Membership automatically terminates upon the sale or transfer of an Owner's interest in a Lot, whether voluntary or involuntary.

Base dues were set at \$225 at the 2018 annual meeting and will remain at this amount until revised by the board. The board of directors met on February 11, 2020 and determined that with the reduction of fixed expenses, the association's current financial situation warrants a partial dues holiday for 2020. **For 2020, the annual assessment will be \$125.** This reduced amount will allow UEHOA to make the necessary legal changes to include Walnut Ct., while also keeping a reserve to cover any unanticipated legal or safety situations during the year.

Owners can choose to pay their annual assessments in semi-annual or annual installments. Those wishing to pay semi-annually must pay \$62.50 by April 1, 2020 and the remainder by July 1, 2020. No additional statement will be sent for 2020, so owners choosing to pay semi-annually take full responsibility for submitting their second payment by the July due date.

On behalf of the board of directors, I wish you another pleasant and successful year in 2020. Please feel free to email the board directly with any questions or concerns, at this address: universityestates.hoa.board@gmail.com

Sincerely,



Jeff Finlay
Board Member and Treasurer
University Estates HOA