

University Estates Home Owners Association (UEHOA)
PO Box 582
Athens, OH 45701-0582
<https://www.uehoa.org>



Neighbors,

As mentioned on UEHOA's Facebook group and in the neighborhood's area on Nextdoor, the HOA Dues assessment for the 2024 calendar year in both phases is now **\$250.00**. Details on the reason for this increase follow below.

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.

- May 1, 2024 : Deadline for 2024 dues payment.
- May 8, 2024: Late fee assessed to lots with outstanding dues.
- July 1, 2024: Lien is placed on lots with outstanding dues.

One of the major efforts by UEHOA in 2023 was constructing a new center monument at the entrance to the neighborhood. You may recall that this relatively modest center monument replaces the gatehouse structure that was damaged by a vehicle in October 2019. A key reason it took so long to get a new structure installed was disagreement with the city about whose responsibility it was to build the replacement. To reduce this uncertainty, UEHOA negotiated and signed a [Memorandum of Understanding \(MOU\) with the City of Athens](#). This document clearly defines the city's and UEHOA's responsibilities for maintenance of all aspects of the public areas in University Estates. (See the link above for the full text.)

For monuments, the MOU assigns that maintenance responsibility to UEHOA, since the monuments' primary purpose is to identify the neighborhood. Since the MOU was signed, the board has inspected the large brick monuments to the left and right of the center monument at the entrance to and exit from the neighborhood. The inspection revealed that both are in need of preventive maintenance, noting sizable cracks in the mortar that are allowing water to get into the interior of the monuments. The board has decided it is important to address the maintenance needs, both to maintain the monuments' curb appeal and to avoid having the structures collapse. Our plan is to share the cost of the monument work with The Falls apartment complex and the medical complex owner. But UEHOA will need more of its own funds to initiate and coordinate the work. This project is the primary reason for the 2024 dues increase. The board anticipates maintaining the dues at the \$250/year level for 2025, as the monument remediation work will take 2 years or more to complete.

In addition, dues are used to fund the association's more typical expenses, including web site hosting, accounting services, legal assistance and occasional social events.

In 2024, the board also aims to reduce the costs of accounting services with more use of email and electronic payments and less use of invoicing and US mail. **Please consider this message to be your invoice for 2024.** Payment can be submitted to UEHOA by check (use the mailing address

above), or you can use [the Zelle app](#) to send payment to UEHOA's treasurer at ken.cutright@gmail.com.

As always, please feel free to email the board directly with any questions or concerns, at this address: universitystates.hoa.board@gmail.com.

We also welcome discussion of neighborhood issues on Facebook and Nextdoor. Links to both are posted on our home page at <https://www.uehoa.org>, which has also been updated recently. If you prefer not to use web sites or mobile apps, both social media sites can provide email notifications when there are new posts, so you can be notified of our posts there without using sites or apps.

If you're considering renovations to the *exterior* of your property this year, please remember to seek approval for those renovations by emailing the Architectural Review Committee (ARC). Currently, membership of the ARC consists of the Board of Directors. If you'd like more details on what to submit, just [email that address](#). We'd also welcome emails from UEHOA members interested in serving on the ARC.

On behalf of the board of directors, I hope the rest of your 2024 is happy and healthy.

Sincerely,

Jeff Finlay
UEHOA Board President