

Mooreland Estates HOA bi-weekly email as of August 9, 2006

www.neighborhoodlink.com/bwood/moorelandestates/

In an effort to keep members and residents apprised of the events of Mooreland Estates HOA, here are some items of interest. Please forward to anyone here who you think may like to receive this information. If you received this email from someone and would like to receive future ones directly, please email me at gmizell@comcast.net and I will add you to the email distribution list.

New Email Address for HOA Board Members

A new email address is now available for the HOA Board Members. HOA members now can email all members of the Board with email using a single email address – moorelandboard@bellsouth.net

Maintenance on HOA units

If you believe there is an area of maintenance for which the HOA may be responsible (gutter, roof shingles, trim, etc), please notify our property manager at Westwood Management as soon as possible. The phone number is 794-1411 and please send an email to copy the HOA Board at the email address above. This will help us track the maintenance activities at Mooreland Estates.

Recipes from HOA pot luck @ Clubhouse

At the July 8 potluck, several people requested recipes of the food shared at the potluck. If you are willing to share your recipe with others, please email it to Amy Mizell at amizell@comcast.net and she will collect them and distribute them to everyone who requests them.

Clubhouse Renovations Committee Needs Your Help !

The Clubhouse Renovations Committee has planned a couple of exciting events we would like for you to be a part of:

Neighborhood Carwash, Saturday, August 26th

We will be having a "donations only" car wash at the end of Clearfield Drive. We are looking for teenagers to participate and adult to participate/supervise. All of the proceeds from the car wash will help to fund the clubhouse renovations. ***Please contact Terri Dixon at 589-4646 if you are interested in participating.***

Clubhouse Cleanup Day, Saturday, September 30th 8am – 3:30 pm

Among the items we will be working on are: stripping wallpaper, painting, removing curtain, clean stone column, rearrange furniture, replace smoke detectors, strip and reseal foyer floor, switch refrigerator door, clean and reline kitchen/bathroom

cabinets and drawers, and clean out closets. ***Please contact Amy Mizell at amizell@comcast.net or 371-1944 if you are interested in participating.***

Fall Neighborhood Garage Sale, Friday/Saturday, October 27th/28th

We will also be having a neighborhood garage sale in an effort to raise funds for the renovations. All items need to be donated. We will be looking at each item for possible use in the clubhouse as well as selling. We are asking that you clean out your garages, attics, and closets. We will pick up your items for you. The fall is a great time to do some "spring" cleaning. We will take ANYTHING you are no longer using. Nothing is too big or too small. ***If you would like to donate, please contact Amy Mizell at amizell@comcast.net or 371-1944 to pick up donated items.***

Chipper Service Schedule

The next, regularly scheduled service from the City's Chipper Service for MEHOA is the week of **August 26 – September 1**. Please do not put limbs on the chipper pile until that week in accordance with the HOA's agreement with the Public Works department. Also, all shrubs should be cut up and placed in the Thursday trash collection, not on the chipper pile. The chipper pile is for tree limbs ONLY. Violation of this policy could result in the City deciding not to provide chipper service to Mooreland Estates. **If you notice anyone placing limbs at the chipper location and you do not recognize them, please take a moment to ask them where they live. If they do not live in Mooreland Estates, kindly ask them to take the limbs elsewhere. If they do not comply, please get their license plate number and email it to me. I will turn it over to the City for their action.**

HOA Policy on Payments applied to Past Due Accounts

Several homeowners have asked for an update / reminder on how the HOA applies payments to past due accounts. The HOA Board has recently reaffirmed and approved this policy, with a new section regarding letters sent by property manager:

Association Policy on Member Accounts with Outstanding Balances

1. For accounts that have outstanding balances and do not YET have a lien PLACED AGAINST the account / property, a periodic letter informing the member of the balance due and that any discount for prompt payment for that period has been lost shall be sent by the property manager to the member. The letter shall include a copy of this policy and remind the member they are responsible for all attorney fees, court costs, etc. normally associated with collection, as well as the past due outstanding balances, should the account remain unpaid.
2. Liens are placed on accounts with balances over 90 days in arrears or when a unit with an outstanding balance due is listed for sale;
3. Judgments are sought on Liens which are 90 + days old (180 days in arrears) where the balance currently outstanding is larger than the balance outstanding just prior to filing of the Lien (i.e. no payments or arrangements have been made between the member and the Association that would reduce the overall balance due);

4. Foreclosures are sought on Judgments which are 60 + days old (minimum 240 days in arrears) where the balance currently outstanding is larger than the balance outstanding just prior to filing of the Judgment (i.e. no payments or arrangements have been made between the member and the Association that would reduce the overall balance due).

The monthly assessment is \$250 per month per unit. If payment is made by the 5th of the month, a \$30 prompt payment discount is available, making the amount to be paid \$220 per month per unit. The association does not charge late fees, the difference between the \$220 and \$250 is a discount forfeited by the member.

Association Policy on Agreed Payment Plans for Accounts with Outstanding Balances

The HOA Board has recently modified the below policy, concerning checks returned for insufficient funds while reaffirming the remaining portion of the policy:

If a member's unit has a past due account balance and a lien is in place:

1. The member must sign up for auto draft payment for current month's assessment (without the benefit of prompt payment discounts until the outstanding balance is paid in full);
2. the member must submit personal checks by agreed date each month for the amount of the payment plan or balance due, less the amount paid via auto draft;
3. if a personal check is returned for insufficient funds, all future payments, except auto draft amounts, will be required to be by money order or certified check.
4. Payments received shall first be applied to balances from special assessments, then against the oldest monthly assessment balance outstanding, then against the current monthly assessment;

Painting update

Sharpton Painting has been awarded the contract for painting of the units in Phase I and Phase II. The units to be painted are: Clearfield Drive, Flowerwood Court, Sunberry Court, Vineland Drive, Volunteer Court, Old Fowlkes Drive, 7000-7006 Tartan Drive, and Rosewood Court. If you live on these streets and have not returned your color chart to Westwood Management, please do so immediately. If you do not choose a color, your unit will be painted with one of the approved colors that most closely match your current color. Painting will begin on or around August 1.

Mooreland Estates HOA website

The HOA's website is www.neighborhoodlink.com/bwood/moorelandestates/. The website contains many important documents for your review. The HOA's Governing Documents, HOA Board meeting minutes, HOA financials and the HOA most recent audit document are stored on the website. The website is not fancy but it is free to the HOA and its members.