

# Ridaught Landing Three Home Owners Association Important Changes



## Board Member Changes and Other News

On May 2nd Leslie Ross resigned her position as President of Ridaught Landing Three HOA due to personal reasons. On May 28th Pam Golemme was elected as the new President, leaving the position of Treasurer open. Linda Hall was elected to fill the position of Treasurer.

The main goal of the 2008 Board continues to be to reduce the budget as much as possible, thereby reducing the amount of the yearly assessment fees. We are currently obtaining bids from lake management companies to service the ponds. The current contract is due to expire in July. We are also researching other avenues for the collection of delinquent assessments, handling the

failure to comply with Covenant & Restriction violations, and alternatives to having a Property Management Company, and other cost cutting ideas.

As is evidenced in the "Financial Notes", we are currently operating under budget, but anticipate the under budget amount to decrease due to upcoming attorney's fees for issuing 45 day Demand letters and/or the placing of liens on homes where the homeowner is currently delinquent. Assessments not paid within 30 days after the due date shall bear interest from the due date at the rate of 18% per annum. The homeowner is responsible for paying all legal fees as well. If you are delinquent on your dues, contact the property management

company, CMC, to obtain your current balance and information to submit your payment.



### Financial Notes

\* **\$1,631** under budget for month of May

\* **\$7,483** under budget year to date

\*Outstanding balance of unpaid assessments total is **\$22,300** as of May 1st

### FRIENDLY REMINDER...

IF YOU HAVE NOT PAID YOUR  
YEARLY DUES

PLEASE DO!

Failure to pay only increases  
the yearly assessment



## Where to find documents and information

A Ridaught Landing Three homeowner has graciously offered to post the Homeowners Association documents on [www.ridaughtlanding.com](http://www.ridaughtlanding.com)

This website serves the entire Ridaught Landing community. A link has been created for the HOA-3 to post the following documents, making them readily accessible to the homeowners of Ridaught Landing Three.

### Available Documents:

\*Covenants and Restrictions  
\*Articles of Incorporation \*By-Laws  
\*Architectural Review Request Form \*Volunteer Application Form

Other informative websites:

[www.claycountygov.com](http://www.claycountygov.com) This website has links for code enforcement, clerk of courts and county property appraisers office.

[www.leg.state.fl.us/statutes](http://www.leg.state.fl.us/statutes)

The site to look up Florida Statute 720 which pertains to HOA's

*Please feel free to contact the Board of Directors or the Property Management Company at any time. The HOA wants to hear from you. Your involvement is essential for a productive community.*

June 15, 2008

### Special points of interest:

- New President and other Board members
- Update on ACC
- Front Entrance
- Where to go for information

### Board of Directors

Pamela Golemme  
President/Director/ACC  
[hoa2008prez@bellsouth.net](mailto:hoa2008prez@bellsouth.net)

Gail Simpson  
Vice President/Director/ACC  
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Linda Hall  
Treasurer/Director/ACC  
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Doreen Lance  
Secretary/Director/ACC

Carol Collier  
Director/ACC

### Property Management Company

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Jacksonville FL 32256

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Working To Better Our Community

Board meetings are posted @ the park two days prior to a meeting.