

Highlands at Mechums River
Highlands Detached Home Owners Association, Inc.
PO Box 429 Crozet VA 22932-0429

31-August-2006

Dear Highlands Detached Homeowner:

The last general meeting of the members of the Highlands Detached Home Owners Association was held at the Crozet Elementary School cafeteria on the 8th of June 2006. Thanks to all of the residents who attended the session and provided constructive suggestions with respect to the issues on the agenda. ~~Please review the minutes of the proceedings of that meeting enclosed with this letter.*~~

We are pleased to see an increased participation by the members of the HOA in the activities of the association. At the last general meeting, Mr. Daniel F Dunsmore was elected to the post of the vice president of the HOA. An Architectural Control Board was also constituted to help process requests from homeowners in a timely manner. This board consists of the following members:

Mr. James W Hooker	434-823-1490
Mr. Dan Eggleston	434-823-1928
Mr. Steven M Rayle	434-823-9999

Homeowners should direct their queries regarding architectural approval of their home improvement projects to the members of this newly constituted control board, by writing to the mailing address on this letterhead.

The HOA office bearers would like to thank the homeowners who have mailed in their dues payments for this year. 74% of the homeowners made their payments by the due date. Reminders were mailed to the homeowners who had not paid their dues. This prompted a few more homeowners to send in their dues payments, bringing the total collection to 84%. We are looking into the possibility of instituting fines on the defaulters who do not pay by the revised due date, as well as placing liens on the related properties. Section 7 of the Declaration of covenants, conditions, restrictions and easements, titled "Effect of non payment of assessments: Remedies of the Association", authorizes the HOA to charge interest at the rate of 18% per annum on the amount due plus any attorney and/or collection fees, for payments that are more than 30 days past due.

To aid communication, as well as to make the information related to the neighborhood more easily accessible, we have created a website to serve our HOA. It may be accessed by pointing your web browser to <http://avenue.org/hdhoa> Information related to HOA meetings, bylaws of the association, covenants etc (to name a few) are all placed on the website for easy reference at your convenience. With this tool in place, we plan to further reduce the distribution of notices, minutes etc in printed-paper form. This shall help to save on the costs involved in printing as well as on the effort required to distribute the notices to the mailboxes. We appreciate the assistance of homeowners who have already signed up to

President: Timothy G Scarborough 434-823-8820
Secretary: Susan C Mangan 434-823-1883

Vice President: Daniel F Dunsmore 434-823-5213
Treasurer: Kamaljeet S Saini 434-823-2713

* Minutes are not yet available. When posted they shall be available by selecting "Documents" on the HOA webpage.

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receive HOA communication electronically via email – they will continue to receive such messages, in addition to being able to view them on the website. For those who have not already chosen to receive HOA communication via email and have traditionally received printed-paper notifications in their mailboxes, this shall be the last communication in printed form (unless they explicitly express their desire to continue to receive communication in printed form by writing to the address on this letterhead). All of the subsequent communication shall be posted on the HOA website and may be viewed there (by selecting “Announcements”).

The next general meeting of the Highlands Detached Home Owners Association is scheduled for Tuesday, September 19th, at 7:00 PM at the Crozet Elementary School cafeteria. An agenda for the meeting is enclosed with this letter*. Please plan to attend.

With Best Regards,

Office Bearers
Highlands Detached Home Owners Association