

Community Information for Everyone

Update on the Special Assessment



The New Year, as owners are aware at this point, brought with it the Special Assessment - a hot topic of conversation for much of 2022 – and now an unfortunate, but necessary, reality.

90% of owners have made their initial payment.....some have paid the entire amount, others have elected to pay annually.....most have enrolled in the interest-free monthly payment plan.

Some owners who have their dues automatically debited assumed the monthly debit would be automatically increased to account for the “extra” assessment.

Unfortunately that is not the case – because the Special Assessment funds must go into a Special bank account (and why wouldn't they? they're *Special*) those on auto debit must fill out new paperwork to authorize the additional funds.

Given that confusion, the HOA Board last Monday

approved a 30-day grace period, allowing owners who make their January payment by the end of January to avoid late charges and interests related to a delinquent account.

For those owners with accounts still delinquent on Feb 1, the Quintet's “Collection Policy” kicks in:

- when an account is 30-days past due, the official “First Notice” letter of past due charges will be mailed to the owner. That owner's account will be accruing late fees, interest and other charges retroactive to 1 Jan 2023.
- if an account reaches 60-days past due, a “Second Notice” will be mailed to the owner. Late fees, interest and other charges continue to accrue.

- when an account is 75-days past due, a “10 Day Demand” letter is sent to the owner - if the account is not paid within 10-days, the matter is turned over to the HOA attorney for collection. Attorney actions may include, but are not limited to, filing a lien against the owner's property.

The owner will be charged attorney fees and related costs, in addition to the late fees, interests and any other charges owed.

If an owner is unable to pay the total outstanding balance, the owner may discuss payment arrangements with the Property Manager, which will be brought to the Board for possible approval.

Bottom line – the longer an owner waits to pay their assessment, the more it will cost them.

Your HOA dollars at work

The flat, low-slope roof on the Clubhouse (which can't be seen from the ground) is failing – leaking, actually. Two different consulting firms have inspected it and recommend it be renewed.

This unexpected repair is scheduled to begin in about a month. The Clubhouse parking lot will be used as the staging area for materials and equipment – one month is estimated for the project.

Coincident with the roof renewal, the pool room dehumidifier will be removed and replaced. While the roof itself is an unexpected, “pop-up” project the dehumidifier has been long-scheduled for replacement in 2023.

The one currently in place was installed in the Clubhouse attic before the roof was added and is operating at 30% of its

Community Information for Everyone

original capacity. It will be disassembled, carried down the stairs and out the front door.

Units are now designed to be installed on top of the roof – and so the new one will be.

A bit up the hill, demolition of the large planter boxes in front of Dogwood (B2) will begin about the same time.

While it's critical to remove the soil, plants and damaged concrete early – to allow as much drying time as possible – much of the restoration must wait until the dry season. Meaning – after the teardown, not much is going to happen for the next several months. No two ways about it, it's going to be an eyesore. But hopefully – tearing it down early will mean the area is fully restored before the 2023 Holidays.

VOLUNTEER



While the above projects will be managed largely by the assigned project manager and our property manager (Kin Living,) timely success will also depend on informed, engaged owner

volunteers to help usher the process through from beginning to end. And other projects, within the Operational budget as well as the Reserves budget will also be running throughout the year – also requiring owner/volunteer involvement.

If you're concerned and/or interested in the many things going on at the Quintet in 2023, please consider joining one of the committees. You don't have to be a subject matter expert – as long as you're willing to learn, become knowledgeable and able to make informed recommendations to the Committee and/or Board.

HOA Treasurer is resigning

After seven years as Treasurer over two different periods, Tom Lichty has announced his resignation effective March 27 – at the HOA's Annual meeting.

Owners owe a debt of gratitude to Tom for the years spent in service to his neighbors and their property.

Meanwhile, a search is on for his replacement! While hiring a professional to serve as the HOA Treasurer is always an option, it is hoped that an interested owner will do as Tom did – step up and

volunteer to assume the duties. As Tom has shown, one doesn't have to be an accountant to be an effective and capable Treasurer.

Speaking of years of service,

Claudia Dockter recently stepped down as Chair of the Social Committee. Assuming the role in time to throw the 2019 Holiday party, she held things together while Covid caused the cancellation of all such get-togethers for two years. Claudia then led the efforts to put on two successful, well-attended parties in 2022 – the summer BBQ and last month's Holiday party.

She plans to remain on the Committee, so the new Chair (which could be you!) will be able to draw on her experience.

Thank you to Tom, Claudia and *all* the volunteers who help make our community a better place to live.

