

March 19, 2012

Residents of Forest Ridge,

I want to thank all of the residents that faithfully pay their assessments every year. We depend on you to keep Forest Ridge Association running smoothly.

In a recent article in the Forest Murmurs, 37 properties were identified that owed over two years of assessments, which amounts to 3.29% of the residents. Unfortunately this is nothing new. Unpaid assessments have been a problem since the beginning of Forest Ridge. Some resident do not pay their assessments even though it is a legal requirement they assumed when they purchased a home in Forest Ridge. Forest Ridge Code of Regulations, Article 12/Assessments, Section 7, Effective of Non-Payment of Assessments: Remedies of the Association. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of 6% percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fee of any such action shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Properties or abandonment of his lot.

The Trustees carefully watch the delinquent assessments and I want to let all of the residents know what actions the Board of Trustees take to collect unpaid assessments.

- Assessment letters sent the last week of December
- Payments postmarked after the last day of February require a \$25 late fee
- March 31, late notices go out
- April 30, final notices go out
- May 31 liens filed
- Release of lien requires payment of assessment, late fee, lien filing and release fees of \$56, postage, and interest of 6% per annum from date of lien filing.

All liens must be paid when the owner either sells or refinances their property. This includes the amount owed to the Association along with interest and the filing fee. When a property transaction is scheduled, the mortgage company contacts the Forest Ridge Treasurer to see if there are outstanding liens against the property and makes sure that they are paid before the real estate action is taken.

In past years Forest Ridge has collected a large number of liens, when property owners refinanced to a lower interest rate. Unfortunately we cannot count on receiving this money in any given year.

In November of each year, the Trustees meet and review the proposed budget for the next year. All areas are looked at to see if the expenses can be reduced. After careful deliberations, the assessment is based on providing enough funding to meet the budget. The Treasurer provides the Consumer Price Index (CPI) for October to make sure any proposed increase in the assessment does not exceed the index percentage allowed by the Code of Regulations.

The monthly meetings of the Forest Ridge Board of Trustees are open to all residents and we welcome your participation. At every meeting the visitors are introduced and given a chance to speak to the Trustees about any concerns they have. We would like to hear what you have to say and are always looking for new ideas to make Forest Ridge a better place to live.

The meetings are held at the Forest Ridge Baptist Church at 7:30pm on the third Monday of the month.

Sincerely,

Robert M. Gray

President

Forest Ridge Association