



Date: October 20, 2019

The Pines at Kimball Bridge Homeowners Association, Inc.
4575 Webb Bridge Road
Suite 2242
Alpharetta, Georgia 30023

Dear Homeowner,

It's that time again. Annual dues for the calendar year are due on December 31st, 2019. Dues for this calendar year are \$160 per home. Please note that the annual HOA dues have increased by \$20 based on the neighborhood voting in favor of the increase.

We are sending this dues notice out early so that all homeowners have ample time to remit payment and avoid late fees.

Please remit a check in the amount of \$160, made payable to The Pines at Kimball Bridge Homeowners Association, in the enclosed envelope no later than December 31st, 2019.

A late fee of \$15.00 per month will be assessed for each month after December 31st, 2019, that dues remain unpaid. The dues are mandatory and are used to, among other things: maintain and improve our neighborhood through landscaping, social events, preventive maintenance, payment of neighborhood utilities, the enforcement of covenant violations, etc. If annual dues remain unpaid, the Board will be forced to file a Claim of Lien with the Clerk of the Superior Court, Fulton County, Georgia for the unpaid balance of the late dues in addition to any late fees, attorney fees, lien filing fees, etc. **If your check is being processed through an automatic bill pay system; please make sure that the correct mailing address is updated in the system.**

If you would, please provide us your CONTACT INFORMATION (so we may "update/validate" our records).

If your property is a rental unit, please provide the rental information in addition to the property owner information. Many of the rental tenants have not been forwarding homeowner association documentation to the owners of the property thus resulting in liens being assessed. It is not up to the executive board to track down the owner of rental property. Please make sure that you make your tenants fully aware that it is their responsibility to forward any homeowner association information that is being sent to your rental property address.

Please mail both completed pages with your payment.

Property Owner First and Last Names: _____

Property Owner Address: _____

Property Owner Phone Number: _____

Property Owner Email Address: _____

(Intended for Board use only and will not be sold or distributed to members outside of The Pines at Kimball Bridge)

Tenant First and Last Names (If Rental): _____



Tenant Address (If Rental): _____

Tenant Home Phone (If Rental): _____

Tenant Email Address (If Rental): _____
(Intended for Board use only and will not be sold or distributed to members outside of The Pines at Kimball Bridge)

Check the items you would consider:

- Yes, contact me to occasionally assist our community (events, etc.)
- Yes, I would provide additional funds for community events or improvements

I'm interested in Assisting (circle):

Welcome Team for new Homeowners/Government/ Landscaping / Social Events / Other: _____ (please list)

We welcome additional suggestions for the new board: _____

Please note that we are in need of additional Board Members. If you are interested in serving on the Board please provide your name and phone number below. A member of the Board will then contact you.

Name: _____

Phone Number: _____

Also make sure to visit our website for community information. Our website address is www.thepinesatkimballbridge.org

Thank you for your attention to this matter. We look forward to serving The Pines at Kimball Bridge Community.

Sincerely,
The Pines at Kimball Bridge Homeowners Association