



Piatt Meadows Homeowners' Association

January 26, 2009

To: Piatt Meadows Homeowners
From: Trustees of Piatt Meadows Homeowners' Association
Re: 2009 Annual Winter Meeting

Another year has gone by and once again it is time to review last year and make plans for the new year. We have scheduled the **Winter Meeting** for **Tuesday, February 24, 2009 at 7:30 p.m.**, The location for the meeting will be the **Berlin Township Hall, 3271 Cheshire Road, Delaware, Ohio, 43015**. We have several items to accomplish at this meeting, including:

- 1) Nomination and election of a new trustee.
- 2) Review 2008 financial status and proposed 2009 budget.
- 3) Discuss increasing annual dues for 2010.
- 4) Discuss future community events and improvements for the development, including tree replacement, consolidating trash service, fountain replacement, and rock wall in front bed.
- 5) Distribute updated neighborhood directories.

Interested in being a Trustee?

Trustees are elected for three-year terms, on a rotating basis. This year Chris Ellis will finish his term, so we will once again be taking nominations for a new Trustee to be elected at the meeting. Nominations can be submitted either by mail to the P.O. Box listed below, or by calling one of the current Trustees. Nominations by mail must be received by February 17th to be considered at the meeting. Nominations will also be accepted the night of the meeting. **Nominees must be present at the meeting to be considered for the position.** Any questions about the position can be answered by telephone or email. A proxy form is enclosed, in the event you cannot attend the meeting. Simply fill out the proxy and give it to a neighbor who will attend the meeting. He or she can then vote on your behalf.

Where does the money go?

We will also review our financial status for the past year and look at the 2009 Budget. The Association has the responsibility for the maintenance and upkeep of the entranceway features and common areas, and it has the right to apply and enforce the deed restrictions that apply to our subdivision. PMHA collects an annual fee, which primarily covers the expenses of maintaining these common areas. **This fee of \$260 is due in full by March 31, 2009.** Please find the remittance form enclosed.

Feel free to contact any of us with questions, comments, and/or concerns. We can be reached via mail, email or telephone. We would like to thank you for your support and involvement.

Sincerely,
Piatt Meadows Homeowners Association Trustees

Mark Adams (740) 204-3024 madams6@insight.rr.com	Brent Walls (740) 549-0435 bwalls@gigohio.com
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Mailing Address for PMHA: P.O. Box 203, Lewis Center, OH 43035
Enclosures (3): dues remittance form, proxy form (for trustee election)

PMHA Dues Remittance Form

Statement date: January 26, 2009

PMHA dues: \$260.00

Due date: March 31, 2009

Send to: PMHA, P.O. Box 203, Lewis Center, OH 43035

To meet our collective responsibility of maintenance and upkeep of the entranceway features and common areas, we must each pay an annual fee; every lot owner pays the same fee. These fees pay primarily for the landscaping contract, which takes care of maintaining the approximately 8 acres in turf, shrub, and tree common areas. The fees will remain the same as the previous years, \$260.00, and are due in full by March 31, 2009.

Because we continue to have unpaid balances from prior years, dues not received by March 31, 2009 will be subject to late fees and interest that will be added to the balance annually. Any current and past due balances not paid in full by April 15, 2009, will be turned over to an attorney for legal action up to and including a property lien. Further, expenses related to the filing of a property lien will also be added to the homeowner's balance.

If you are a homeowner trying to sell your home, this fee is still your responsibility to pay in full by March 31, 2009. It is then up to you to recoup any prorated fees from your home's buyer at the time of closing. Again, any dues not paid in full by April 15, 2009, will be turned over to an attorney for legal action up to and including a lien being placed on the property.

Amount due: \$260.00

Send to: **PMHA, P.O. Box 203, Lewis Center, OH 43035**

Amount enclosed: _____

Name _____

Street Address _____

Lot Number _____ Phone Number _____

Please make checks payable to: Piatt Meadows Homeowners' Association (or PMHA)

PIATT MEADOWS HOMEOWNERS ASSOCIATION, INC.

PROXY FOR MEETING OF MEMBERS

Meeting Date: February 24, 2009

To: Secretary of Piatt Meadows Homeowners Association, Inc.

The undersigned, the owner or co-owner(s) of Lot No. _____ located at (Insert address) _____ Lewis Center, Ohio, a property in Piatt Meadows Subdivision, Delaware County, Ohio, hereby appoints _____ as his/her/their proxy, with full power of substitution, to vote in his/her/their name, place, and stead, at the meeting of the members of Piatt Meadows Homeowners Association, Inc. to be held at 7:30 P.M. on the 24th day of February, 2009, at Berlin Township Hall, 3271 Cheshire Road, Delaware, Ohio 43015, and at any adjournment thereof. This instrument shall give the designated person the power to vote, at his or her discretion, on any and all matters to properly come before the meeting on which members may vote including, without limitation, the election of trustees for the Association.

Dated: _____, 2009

(Signature)

Print Name: _____

(Signature)

Print Name: _____