

Emerald Hills Homeowners Association
PO Box 1024
Fishersville, VA 22939-1024
info@ehhoa.info



Date: 6/1/2005

To: Emerald Hills Association Members,

On May 13, 2005 the executive board of the Emerald Hills Homeowners Association met with G. William Watkins, of Allen and Carwile, Attorneys at Law to seek council regarding the collection of delinquent dues.

As a result, liens and judgments have been filed against properties with numerous years of unpaid dues. All attempts to collect these dues without legal action have failed. It is with regret that the association has been placed in this position.

Please be reminded that one purpose of the Emerald Hills Homeowner's Association is to oversee the upkeep, maintenance, and improvement of Easements and Common Areas. In order to accomplish its duties, annual assessments are required.

As a new board, we have re-assessed the annual dues and lowered them from \$100 to \$50 this year. This is a 50% decrease in your annual assessment. Through prudent expenditures, the board hopes to maintain this low rate and make adjustments only as needed to account for inflation and other unforeseen cost while preserving the financial health of the association.

Thank you for helping us to make Emerald Hills one of the most desirable neighborhoods in the Fishersville area.

Sincerely,

Emerald Hills Homeowner's Association Board of Directors

Scott Jones, President
Kurt Michael, Vice President
Larry Mattox, Treasurer
Bethany Butcher, Secretary