

Dear Residents,

Happy New Year! I hope everyone had a very blessed and wonderful holiday.

Many of you have expressed concern about the increase in the HOA Dues. We realize times are difficult for many homeowners; Country Walk is facing many of the same challenges. In the past 15 years the HOA Dues have only been raised 4 times, in 2001, 2003, 2008, and 2011. Over the past 7 years, the association has spent in excess of \$375,000.00 making repairs to maintain the amenities. There are many things that have been done in the past, keeping the cost down to the homeowners, that can no longer be done. These are things such as resurfacing the decks and tennis courts, repairing items instead of replacing them, etc. The average life of a tennis court is 20 years, Country Walk's are 25 years old and in need of major repairs, the same is true of the pool and pavilion deck surfaces.

Many have also expressed concerns about the amount budgeted for delinquent accounts. This is based on the large number of foreclosures and bankruptcies. The Board and NMS are working diligently to collect these funds. Up until 2010, we had been able to keep the delinquency rate at or below 5%. There is a standard procedure set up to attempt to collect these amounts. We go through the process of sending certified letters, filing HOA liens, filing suit against the homeowners in Magistrate Court and getting personal judgments against the homeowners to try and collect the accounts. In addition, we have become very proactive in trying to collect on foreclosures by contacting the mortgage companies directly and the property management companies that take over the maintenance and selling of the property following the foreclosure process. These actions have proven to be very successful, but are extremely time consuming.

The HOA Dues are due on or before January 15<sup>th</sup> to avoid the late fees. I encourage everyone to get your payment in on time and if possible pay in full and take advantage of the discount. If you take advantage of the discount, the increase is less than \$22.00 for the year. A special thank you goes out to all the homeowners that have already paid the 2011 dues.

Thank you Carole Ellis and Paige Chadwick, the Polar Express was wonderful. It was great to see so many children come out to visit with Santa.

The next monthly board meeting will take place on Tuesday, January 18, 2011 at 7:00 PM in the Community Room. A representative from Ackerman Security will at this meeting to address the homeowners. I hope to see everyone there.