

Chateau Walk Homeowners Association

December 14, 2020

Dear Homeowners,

Attached is the annual meeting minutes. We wanted to provide you an update on the annual meeting. The association voted to increase the 2021 dues by 2.8% to \$555.00. If you are in good standing, the new association dues of \$555.00 are due on May 1, 2021. To make it easy, we recommend four monthly payments of \$138.75 beginning February 1, 2021. Please do not be late with your payment. You will incur a late fee of \$56.00 if you do not pay **the full amount by May 10, 2021**. We will not send out payment coupons or statements. Please plan accordingly. You can pay online by e-check at no charge at www.homesideproperties.com. You may also pay by credit card but there is a processing fee.

If you owe a balance to the association on December 31, 2020, your 2021 CWHOA dues are due on January 1, 2021. If your dues are not paid current, including back dues owed and current dues, then a late fee of \$56.00 will be assessed.

Financially the association is in good shape. We have capital reserves set aside to invest in repairs to the amenities when needed in the future.

Smyrna is changing. We are becoming a highly desired community due to our reasonable home costs, great location, and our amenities. Very few new neighborhoods have access to the amenities we do.

Please welcome Meredith Hawks to the board for a new three-year term and thank Jack Bodner for his service to the association as he ends his term.

Thank you to everyone that came out to the annual meeting in these trying times.

Chateau Walk HOA Board

Meredith Hawks, Keitra Osborne and Gary LaRue