

Forest Trails Homeowners Association

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June 1, 2012

Dear Homeowner,

The Board of Directors wishes to thank all those who attended the Annual HOA Meeting held April 11, 2012. Since volunteers came forward to fill all the open Board positions, and the need to hire an HOA management firm was avoided, the proposed \$250.00 annual association dues dropped significantly. The annual dues assessment for 2012-2013 was approved for **\$125.00** per lot. Although last year's dues were \$90.00, the increase is necessary to allow the HOA reserve fund to be built up to meet the state's required level, over the next couple of years.

Enclosed is an invoice from Schram and Associates for **\$125.00**, which is due **July 1, 2012**. This covers the period beginning July 1, 2012 and ending June 30, 2013. **Please make your check payable to Forest Trails Homeowners Association.** (Schram cannot accept credit cards.)

In an effort to encourage homeowners to pay their dues on time, a late fee of \$25.00 will be assessed on all unpaid dues on August 1, 2012. Should the unpaid dues go over 90 days past due, your account will be subject to an additional fee of 12% interest and a lien being placed on your property. Please return the invoice with your payment in the envelope enclosed as soon as possible to ensure prompt credit to your account.

Thank you for doing your part to keep our Forest Trails neighborhood a friendly, safe, and attractive community.

Sincerely,

Forest Trails HOA Board of Directors