

Eutaw Forest Homeowners Association

P. O. Box 238 - Pomfret, Maryland 20675

2020 ANNUAL ASSESSMENT & NOTES FROM THE PRESIDENT

Dear Eutaw Forest Homeowner:

This letter constitutes your notice of **annual dues** for membership in the Eutaw Forest Homeowner's Association for the year 2020. Please disregard if you have already paid your dues early.

Dues are assessed at \$75.00 for the year 2020 and are due upon receipt of this notice. Please mail your assessment to the above return address. If your check does not clear within 30 days, please contact the HOA immediately. Dues can also be paid online via PayPal. Please visit our website, eutawforest.com, and click on the "Pay Dues" link to pay by credit card or directly from a bank account. There is a \$3.00 fee for all credit card transactions.

Very Respectfully,

EUTAW FOREST HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS

Paige Quillin~ President

If paying by check please include payment slip below:

Homeowner's name:

Homeowner's mailing address:

Eutaw Forest HOA property:

Check #:

Mail check to: EFHOA P.O. Box 238 Pomfret, MD 20675

Be sure to SUBSCRIBE to receive updates about the neighborhood via email. The website is a great place to download a copy of the HOA handbook, find info about selling your home, find local resources, pay dues, and keep up with the latest information on our community. Our private Facebook page is also still going strong. It's a great way to stay connected to the neighborhood! Simply search on FB "Eutaw Forest Homeowners Association" and request to join!

If you are renting your home or your home will be vacant, please understand that you are still under obligation to uphold our HOA covenants as they pertain to your property. Tenants are to abide by our covenants, and if found to be in violation, the owner will receive a letter obligating them to correct the problem. In some cases, it may be helpful to provide tenants with a copy (available on our website) of our HOA handbook. For homes that will be vacant for extended periods of time, please be sure to plan for someone to maintain your lawn/mail/security.

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Quarterly Compliance Checks

The board will continue its Quarterly compliance checks. If you receive a non-compliance letter, please make every effort to correct the issue in a timely manner. These compliance checks are done to ensure residents are abiding by the covenants set forth in our handbook of which every resident agreed to when purchasing a home in Eutaw Forest. They are not optional. Habitual non-compliance could result in legal fees and a lien being placed upon one's home. If you are in need of a handbook, please visit our website to download a copy. All homeowners should familiarize themselves with the covenants in our handbook. If you have questions about the covenants, please attend our annual meeting or contact a board member via phone, email, or Facebook. As a reminder, changes or additions to our covenants would require a committee to gather approval (of proposed change) of at least 65% of homeowners. If you are interested in making any changes, please attend our annual meeting or contact a board member and we will get you the necessary information to begin the process.

Home Improvements

Eutaw Forest residents must go through the Architectural Committee to perform exterior changes to their property. The process is very simple and most of the time the requests are approved. BEFORE any construction begins, please take the time to submit an architectural review form so as to avoid any problems or delays in your project. Failure to submit the form could result in the request for removal of your project. Approval by the county is separate from the arch review committee. Residents will also need to get any necessary approval from the county as needed. Visit our website for a copy of the Architectural Review Form. Some examples of exterior changes include but are not limited to: changes to or installation of fences/sheds/driveways/pools/home additions, changes to siding/roofing/decking/porches. Mailboxes, tree removal, and landscaping do not need approval.