

February 13, 2018

Dear Residents,

I have received a few messages from people inquiring about where all of the HOA money is going and why the dues have increased. This letter is going to be quite frank and to the point, but I don't know any other way to put it.

Grove Pointe is a restrictive covenants community. It was developed back in 2006 and has remained a restrictive covenants community ever since. Annual HOA dues are not optional, no matter if you are living on a fixed income, are a senior citizen, have children, are single, or whether or not you use the amenities provided, etc. etc. MOST all of the attorney's offices here in town contact me personally when a closing is about to take place. They inquire about dues and whether or not there is a balance on the account. When you purchased your home in GP, you should have been aware that there are annual HOA dues. If your closing agent did not inform you of this, then you need to take it up with them. Even most out of town lenders and closing agents will make contact with me somehow.

Our dues are \$240 annually, which is \$20 per month. This is the first time in several years there has been an increase. This increase was necessary due to the rising cost of almost everything else. Did you know we pay over \$30k per year just for landscaping? We have a lot of grass to cut. It's not limited to just what your eyes see on a daily basis, but also some "behind the scenes" cutting you don't see. For example, the alley way between the homes on Abbott and Maycomb and between the homes on Abbott and Valwood School.

Yes, we have more families and homes in Grove Pointe than we've had in the past, but that also means more families attending neighborhood events, more wear and tear on amenities, more trash bags used at the park due to an increase in private events at the pavilion, and more toilet paper and soap being used in the bathrooms. All of these things add up. I understand that not everyone uses the amenities provided to them, but they are part of this community and help the homes in Grove Pointe hold value. This neighborhood is one of the most sought after neighborhoods in Valdosta simply because we have so much to offer for just a small yearly fee.

Lastly, let's not forget the 22 property owners who have unpaid balances on their account. We always use our attorney to help collect unpaid dues once they reach a certain amount, but with that comes costly legal fees as well. Even email communication with our attorney about issues related to the neighborhood costs us a small fee. Everything adds up.

I'm not going to get into any further detail on our expenses and what your HOA fees pay for. I have posted our annual meeting presentations in the files section of this group and our expenses are outlined in each one. The bottom line is this: if you do not feel you should have to pay annual dues because you never use the playground, attend neighborhood events, walk the track, swing on the swings in the pocket parks, or play Frisbee golf...then maybe Grove Pointe is not the neighborhood for you. And as I mentioned in my post on Facebook earlier, I am always more than willing to work with someone on making payments as long as they contact me.

Again, thank you to those of you who pay your dues each year. I appreciate it, the board members appreciate it, and your neighbors appreciate it.

Respectfully,

Ashley Willmont, GP Treasurer