

The Landings HOA Board of Directors

Dear Residents,

We hereby inform you that The Landings HOA Board of Directors has voted to change the current procedure for enforcing violations as described in The Landings by-laws and covenants.

Due to a lack of participation by homeowners, the HOA Board of Directors has voted to temporarily discontinue the Resolution Committee and obtain an attorney who specializes in community violation enforcement. We have hired the law offices of John DiMasi who is already contracted to collect long overdue HOA fees.

The new procedure for violation enforcement is that after three consecutive months of a violation, the homeowner will receive a final warning letter explaining that the HOA Board has the option to send the unresolved violation to the attorney for enforcement and correction. After the HOA Board sends the consecutive unresolved violation to the attorney, the homeowner will receive a letter from the office of John DiMasi that includes an automatic attorney fee of \$250.00 to legally correct and hopefully eliminate the violation. Additional attorney fees and legal action may occur should the violation continue to be unresolved.

Please note: Due to the change in the violation enforcement procedure, the HOA Board has agreed that **homeowners who currently have violations will have their current timelines re-set to December 2020 with three consecutive months to correct any and all violations.** If after three consecutive months, a violation has not been corrected, the HOA Board will vote to send the violation to the attorney who will contact the homeowner directly.

We urge everyone to take advantage of this opportunity and pay attention to any inspection reports you receive.

If you cannot correct the violation in a timely manner or you do not understand the nature of the violation, we suggest you immediately email ldhoa@topnotchcam.com and our property mgr., kim@topnotchcam.com. We also suggest you copy in Darla Koch, HOA Board Secretary, by emailing darlak66@msn.com. ***We all want to help everyone succeed!***

Our property values are going up! Let's help to keep it that way by maintaining our property to the best of our ability.

Sincerely,

The Landings HOA Board of Directors
Tom Carter President, Ellen Bonus Vice President,
Darla Koch Secretary, Anna Wong-Borzumato Treasurer, Kurt Leinenkugel Director