



Eagle Ridge Subdivision

August 2007

www.eagleridgesub.com

Referendum Notice

Referendum Meeting

When: **Saturday, September 8, 2007 at 10:00am**

Where: **Marietta Public Library Basement – 2051 Lower Roswell Rd., Marietta, GA 30062**

Eagle Ridge Property Management

Would you like to increase the market value of your Eagle Ridge home and secure your investment?

Are you concerned about the overall appearance and safety of our community?

Would you like to report your neighbor issues when you encounter them, even late at night?

Would like to finally put an end to your neighbor issues, such as:

- Excessive number of cars parked on street, which blocks fire and emergency vehicles
- Residents who only mow and edge their lawns when their weeds are knee-high!
- Homes requiring new paint and/or pressure washing
- Cars parked up on lawns

For the past seven years, Eagle Ridge has been self managed, using a method of “volunteer neighbors managing neighbors” to enforce our covenants, which as we all know, has been ineffective. With everyone’s busy schedules, the turnout of ACC volunteers has dropped considerably, resulting in several covenants violations at Eagle Ridge (some examples are listed above), which continue to occur on a frequent basis. In turn, these issues seriously effect our market values, our community safety and our overall appearance, especially regarding “first impressions” when driving into our Subdivision.

Today, based on the increased number of resident complaints, the time has come for us to take action as a community and do what is right for Eagle Ridge! Over the past four months, caring residents and the Eagle Ridge board have been busy researching Subdivision property management companies who have the personel teams, expertise and legal backing to effectively rid our issues at Eagle Ridge once and for all. Our current “volunteer neighbors managing neighbors” approach now requires replacement, if we as a community want to secure our property values and keep our Eagle Ridge Subdivision a beautiful place to live. It is now time we employ a property management company who will address our complaints quickly and consistently, work closely with our board to enforce our covenants and keep our property values secure and on the rise at Eagle Ridge!

That company is ***LS Management & Associates, Inc.*** After narrowing down our search to three property management companies, ***LS Management & Associates, Inc.*** was by far our best candidate, offering the most services, the best referrals, and the most “muscle”, with the best possible fee. Here are just a few services ***LS Management & Associates, Inc.*** will do for us at Eagle Ridge:

1. Drive through Eagle Ridge twice a month, notating covenants violations
2. Issue violations letters to residents
3. Follow-up with each home to assist with resolving issues
4. Have legal backing to enforce resolution, if necessary
5. If necessary, hire landscapers to resolve issues and bill violating residents
6. If necessary, financially penalize residents who exceed resolution periods
7. If necessary, issue lien on homes for non-resolved violations
8. Provide collections of annual dues with optional on-line and partial payments



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Costs

In order for us to employ **LS Management & Associates, Inc.**, an **increase** of our annual dues will be necessary. However, **keeping our costs low** is our primary concern. **L.S. Management & Associates, Inc.** has worked with us to secure a low fee that would keep our annual dues **aligned or under the average East Cobb "Non-Swim & Tennis Subdivisions" annual fees** (they average \$100.00 to \$300.00 annually).

Here is a breakdown of our **DUES** per home, with and without a property management company:

2007/2008 Proposed Eagle Ridge Property Owner Dues without a Property Management Company

Monthly = \$ **2.92** (Two Dollars and Ninety Two Cents)
Annually = \$ **35.00** (Thirty Five Dollars)

2007/2008 NEW Eagle Ridge Property Owner Dues with a Property Management Company

Monthly = \$ **10.00*** (Ten Dollars)
Annually = \$ **120.00*** (One Hundred Twenty Dollars)
* An increase of \$ 7.08 per month or \$ 85.00 per year.

Your Vote Counts!

It's now up to **YOU!** If you are the property owner(s) and want to hire **LS Management & Associates, Inc.** to manage our Eagle Ridge Subdivision, you **must** attend the Referendum Meeting on **September 8, 2007** at **10:00am** and vote **YES**. Otherwise, if you are against hiring a property management company for Eagle Ridge, vote **NO**. Remember, doing nothing will void your vote.

For property owners who cannot attend the Referendum Meeting, you may vote by **proxy**. Please place your vote by using the self addressed, stamped postcard, which is enclosed with this Referendum Notice. **Proxy votes will NOT be accepted if received after September 7, 2007.** Note: if you reside in the home but you are not the property owner(s), you **cannot** vote at the Referendum Meeting or **cannot** vote by proxy. Please notify the actual property owner(s) as soon as possible to allow them to vote.

Summary

If you care about our Eagle Ridge community and are fully committed to your investments, you now finally have a golden opportunity to change our current management process, which is not working at Eagle Ridge. Once and for all, we as a community have the chance to increase property values, rid our neighbor issues, secure our safety and improve our overall neighborhood appearance. Your **YES** vote will do just that! Please attend the referendum meeting and vote **YES** for hiring **LS Management & Associates, Inc.** to manage our Eagle Ridge.

With sincere regards,

Eagle Ridge Active Residents
Eagle Ridge Board
Eagle Ridge ACC

For more information on **LS Management & Associates, Inc.**, please go to www.lsmanagementassociates.com or visit our Eagle Ridge Website at www.eagleridgesub.com. Note: The Referendum Meeting will also cover our usual agenda topics such as Eagle Ridge board elections, financial reporting, etc.