

WESTCHESTER LAKE TOWNHOMES

October 2023 COMMUNITY LETTER

www.westchesterlaketownhomes.com

In this issue of the Community Letter we will be presenting several important issues that need to have the full attention of all homeowners. Some of the issues are crucial to the successful operation of our Association. Please not only note the issues but strictly adhere to the requests. As always we appreciate your help in building a cohesive community.

The first issue is to inform every one of the pool lawsuit status. The lawsuit is progressing and our attorney's team has been very aggressive and providing expert services. Subsequent to the condos filing the lawsuit our attorneys filed a counter lawsuit. In that phase our attorneys requested specific discoveries that were due on September 22nd. The condo attorney did respond but with very evasive information. Our attorneys are now proceeding with professionalism.

Monthly Association payment delinquencies continues to be a problem. On time receipt of all homeowner's payments is essential to our budget. We have a list of delinquencies that extend from over 30 days to over 90 days. This is unacceptable as we need to make monthly payments and association fees are our only source of monthly income. All association payments are due as of the first day of each month. A 5 day grace period is allowed without penalty. We have been very lenient but due to increased monthly delinquencies late fees will commence as of January 1, 2024. A late fee of 10% will be added if the delinquent monthly payment amount is received after the grace period. If you remain delinquent for subsequent months for either the first delinquent payment or additional delinquent payments a 10% late fee will be added to the total unpaid balance. Please budget your personal expenses so the management company receives your payments on or before the first of each month. If you need help in making "Bill Pay", automatic withdrawal payments (ACH), or direct payments to Elite Management please contact any board member and we will have Dee from Elite Management contact you and walk you through the best payment schedule for you personally. Again this is essential to the successful operation of the Association. In addition, commencing immediately, any payments that are over 30 days delinquent a collection letter will be sent out to that specific homeowner with a \$25 collection letter fee. All delinquencies over 60 days will be forwarded to the attorney and delinquencies over 90 days will be subject to lien filing. Thank you for your help on this matter.

During this time of home insurance renewals it has come to our attention that several homeowners have been carrying inefficient home insurance policies. We are Townhomes, NOT Condominiums, thus we must carry single family HO3 homeowner's policies. HO6 policies are not acceptable as they only cover the interior personal property possessions. If you have an HO6 policy you are under-insured and also dangerous to your neighbor as you would be liable for out of pocket expenses to yourself and possible your neighbors in the case of hurricane, fire, wind or unforeseen exterior damage. AS A NOTE, the Association only carries liability insurance for common areas.

Please do not park in the fire lane areas along Pebble Lake Drive where there is yellow "NO PARKING" painted on the blacktop.

Thank you all for attending to the above issues in order to have a kind, neighborly and cohesive environment. Any suggestions are always welcomed. If you have questions and or request from Elite Management please email to admin@elitepms.com.

Also please note that these Community Letters are also posted on our website. Also listed on the website under "Documents" is a list of all Association and Homeowner responsibilities.

Sincerely,

