

Dear New Homeowner:

Welcome to our neighborhood and congratulations on the purchase of your home!

On behalf of the Almadale Farms Homeowners Association Board of Directors and the other homeowners of Almadale Farms, we would like to welcome you to your new home and our community. Over the coming months we look forward to meeting you whether it be walking down the streets, at the pool or a community activity.

The operation of your Homeowners' Association is governed by a board of volunteer directors. The Board of Directors is elected by the community to oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established covenants and bylaws of the Association. They have specific provisions regarding what can and cannot be done on your property. Someone from our Welcome Committee will be visiting you soon and deliver your Welcome packet which will include our Bylaws and Covenant documents. In the meantime, please visit our website to review these documents.

Our community web site (<http://www.almadalefarms.org>) is the official communication channel between the Board of Directors and the membership. Upcoming activities and events, announcements, deed restrictions and bylaws, architectural review forms, and volunteer committee information can all be found there. Please take a few minutes to visit and familiarize yourself with its resources. If you don't find the information you need there, the Board of Directors can be contacted through the email link at the bottom of the home page.

Other neighborhood resources:

- Our newsletter is mailed quarterly.
- Neighborhood email distribution list. Contact mj.almadalefarms@gmail.com with a valid email address to insure delivery of important communications from your HOA Board.
- Facebook (Almadale Farms Neighborhood) run by neighbor Amy Chambers. Connect with your neighbors for friendly, up to the minute happenings. <https://www.facebook.com/groups/AlmadaleFarms/>
- Nextdoor.com. A good group for information, selling items or getting references. Join under our neighborhood and you'll be connected to other neighborhoods in area.

Daphne Winton is our property management. Her office is attached to the clubhouse. Feel free to stop by and introduce yourself during her office hours (Tuesday noon-5 & Saturday 9 to noon). Daphne should be contacted (901.861.1028 or daphneinoffice@almadalefarms.org) for service issues on community property, questions regarding specific bylaw violations and for any questions regarding your annual homeowners' dues assessment.

As a new homeowner, you may already have some ideas on how you'd like to improve your property. Please keep in mind that the Association has an Architectural Review Committee to help maintain the quality of our neighborhood. Its function is to evaluate the plans for all exterior landscaping, repairs and remodeling (such as painting, decks, fences, trees and bushes, replacement roofs, etc.) to ensure compliance with all Covenants and Bylaws. The purpose of this review is to protect our scenic environment and maintain the value of our homes. All modifications to the exterior of your property, including repainting with the same color, must be submitted to the Architectural Review Committee for approval before any work begins.

Information on some of the questions many new homeowners have is included with this letter to get you off to a smooth start.

Again, welcome to the Almadale Farms community! We look forward to you falling in love with this neighborhood as much as we have. We know you'll find our neighborhood is a great place to live and we encourage your participation in our activities and functions.

Sincerely
Almadale Farms Board of Directors

Bylaws and Covenant Restrictions

- A digital copy can be found on the website under Association Business. The Welcome Packet will contain a hard copy.

Architectural Review Committee

- All modifications to the exterior of your property, including painting, must be submitted to the ARC for approval **prior** to beginning the project. Bylaws allow for 30 days to review.
- Forms for submitting requests for approval can be found on the website

Property Inspections

- Neighborhood inspections occur weekly to identify maintenance problems. If any property maintenance issues need to be addressed, the homeowners will be mailed a notice.

Trash Collection

- Trash, recycling, and yard debris are picked up every Monday. Please do not place these items at the curb until Sunday evening.
- Trash containers should not be viewed from the street. Please return containers out of view by Monday evening.

Pool Information

- The pool is an amenity offered only to Almadale Farms residents and their guests. It opens in May and closes in October. The dates are posted on the website and newsletters. Hours are 8:30 AM – 8:30 PM
- Entry to the pool requires a code. The code is distributed in May. Please do not give this code to anyone other than the family members in your household.
- No pool parties other than sponsored HOA events.
- There is no lifeguard on duty. Pool Rules are posted on the fence.
- There is a red emergency phone on the clubhouse wall facing the pool.

Clubhouse Information

- The clubhouse is for rent to Almadale Homeowners. Rental forms can be found on the website.
- Clubhouse rental does **NOT** include use of the pool or pool deck area.

Annual Dues

- Annual dues are \$600. Two payments of \$300 are collected on January 1st and July 1st.

Annual HOA Meeting

- Annual meetings are held on the third Thursday of February at the clubhouse.

Contact Information

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| • Daphne Winton, Property Manager | daphneinoffice@almadalefarms.org | 901.861.1028 |
| • Renee Samuels, President | renee,almadalefarms@gmail.com | 901.853.1900 |
| • MJ Doran, Secretary | mj.almadalefarms@gmail.com | 901.491.4687 |
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