



Aspen Meadows Condominium Association

P.O. Box 842 Highland, MI 48357

Email: aspenmeadowsmi@gmail.com Website: www.aspenmeadows.info

Dear new Aspen Meadows homeowner,

Welcome to the neighborhood! Aspen Meadows has been around since about 2001 and has been a pleasant, family friendly community. The developer and builder have offered a nice mix of homes that provide a lot of curb appeal in a peaceful setting, still visited on occasion by deer and turkey (and the occasional coyote).

Aspen Meadows is, as the realtor(s) and/or Title Company have likely told you, a Condominium Association. This means, in a practical, but less legal way:

- (1) There are common areas (entrances, cul-de-sacs, etc.) that require care and upkeep,
- (2) There are bylaws (along with other Rules and Regulations) that govern what property owners can or can't do,
- (3) We provide plowing of our streets in winter- as these are considered county roads and generally not plowed in a timely basis by the county, and
- (4) Organized social activities (4th of July bike parade, Christmas Lighting contest, Halloween Trunk 'R Treat, etc.).

The HOA is managed by neighbors that volunteer to be on the Board. Board members serve a 2 year term and are voted on by a quorum of homeowners at our annual meeting each May. The HOA purpose is to manage the above and is governed by the Bylaws and Rules and Regulations documents (R&R). A copy of the R & R are included with this welcome letter and the Bylaws are available at the HOA website: www.aspenmeadows.info. You should have also received a copy of the bylaws from the relator and/or Title Company at your closing. The Bylaws document is both challenging to read and enforce. It isn't always clear, sometimes too general, and sometimes very specific. The HOA has added R&Rs to help clarify further. Some consider the Bylaws/R&R documents to be controlling, some consider them as a tool to help maintain property values. Regardless, we mention this mostly as a way to encourage you to read these documents, understand their purpose, and ask question as needed.

As a new homeowner in Aspen Meadows, we would like to call your attention to a few key bylaws (page 29, (c) Construction Activities, item 3) and R & Rs:

- Landscaping and sprinklers: It is required that a sprinkler system & grass be installed within 90 days of closing or as the season permits.
- Deck, patio and landscape/hardscape: Plans for decks and/or patios and any landscaping and/or hardscaping should be submitted to the HOA Board for review and approval prior to the project commencing. Please contact the Board at aspenmeadowsmi@gmail.com or via our website "contact us" page at www.aspenmeadows.info if you have any questions, we are happy to discuss and assist.

HOA dues are currently \$225/year. The HOA voted at the 2018 annual meeting to change its fiscal year from the current 12-month period of January through December to April through March. We mention this has an FYI since the Title Company will ensure dues are paid for the year when you move in.

Again, we welcome you to the neighborhood. Please do not hesitate to reach out if you have any questions.

Sincerely,

Aspen Meadows Homeowners Association, Board of Directors