



11770 Haynes Bridge Road, Suite 205-350 Alpharetta, GA 30009

RE: 2022 HOA Dues

Dear Homeowner:

It is that time of the year again. It's time to pay the Willow Creek Homeowners Association dues for 2022. There will be changes to the fees this year. Please review the topics below.

Topic 1: The Willow Creek Homeowners Association (HOA) dues of 2022 are not the same as last year. Please note that HOA dues got increased 10% to help keep up with growing maintenance costs. This year HOA annual fees got changed from \$210 (until 2021) to \$230 (from Jan 2022) and this is a minimal increase in HOA fees.

Topic 2: One-time assessment amount needs to be collected in Jan 2022 for Storm Water Management (SWM) Pond maintained by the HOA for our neighborhood. Currently, our retention pond needs immediate attention and deep cleaning. That would require one-time charges at the beginning of the year 2022. The approximate one-time assessment fee will be \$350 in addition to our regular annual HOA fees mentioned above.

The total cost of each homeowner this year is \$230+\$350=\$580. This payment is due before January 31, 2022.

Please join us for our second Zoom calls to discuss the conditions, the cost, and the timeline for the repair/maintenance of the pond. Three quotes have been acquired from different SWM maintenance companies and will be reviewed on the Zoom call as well as the annual budget.

Upcoming Zoom Meeting Details (Please plan to attend):

Jiszelle Gibson is inviting you to a scheduled Zoom meeting.

Topic: Willow Creek HOA Zoom Meeting

Time: Nov 11, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us04web.zoom.us/j/74837729951?pwd=WGRLdGpZc0hzbEZDL2VWVWIBLM2Zldz09>

Meeting ID: 748 3772 9951

Passcode: jxrH1B

Topic 3: There are two vacancies (Secretary and Treasury) on the board. These positions must be filled immediately starting January 1, 2022. We have been in search for a secretary for at least 3 years and no one has stepped up to fill this role. Also, our treasurer position will be available starting January 1, 2022. If we do not have volunteers step up for these roles, we will be forced to hire a management company to manage the HOA for us. This will result in another increase in our annual dues. We have been in contact with a property management company, an awaiting quote which will also be discussed on the Zoom call.



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Please mail or drop off your check to the addresses below:

Mailing Address	Neighborhood Drop off Address
Willow Creek HOA, 11770 Haynes Bridge Road, Suite 205-350 Alpharetta, GA 30009	1. WCHOA President (Jiszelle Gibson) 435 Foe Creek Drive

If you are having trouble paying by the deadline or have any questions about payments, please contact us directly so we can work out a payment schedule. We are happy to work with anyone that may be experiencing hardship. As a reminder, it takes a lot of time and effort to collect unpaid dues. Therefore, we want each homeowner to be aware that **a late fee of \$15 will be charged every 15 days past the due date of Jan 31, 2021.**

In addition, we are trying to ensure we have accurate contact information for each homeowner, so we asked that along with paying your dues you also fill out the attached contact information sheet and return it with your HOA dues. If you receive this message but no longer own a home in Willow Creek, please let us know so that we can correct our records. We apologize if you have received this letter in error.

Kind Regards,

Willow Creek Homeowners Association



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Homeowner Contact Information:

Name: _____

Address: _____

Phone: _____ Mobile: _____

E-mail Address: _____

Preferred Contact: Email Phone

Other information we should know and/or questions: _____
