



P.O. BOX 44112, ATLANTA, GEORGIA 30336

September 12, 2019

Dear Canaan Walk Homeowners,

Greetings from your HOA Executive Committee!

According to Article IV (Section 3) of our Canaan Walk Covenant, it is the responsibility of each homeowner to **pay their dues by February 1st of each year.**

To date, we have seven (**7**) homes that are in arrears with their HOA dues. They are severely delinquent. These homeowners have not paid their HOA dues in 4+ years. This is having a **MAJOR** impact on our operating budget.

Homeowners receive a copy of our budget at each community meeting. If you have attended regularly, you are familiar with the line items in the Canaan Walk HOA budget.

This letter is our final effort to settle accounts with the seven (**7**) homeowners who are not in compliance with the HOA dues. In addition, we are requesting that the eleven (**11**) homeowners who have not paid for 2019 do so by **October 15, 2019.**

We are asking that you honor your contractual commitment per our Home Owners Association Covenant Agreement. Each homeowner who elected to purchase a home in the Canaan Walk Subdivision is required to adhere to all areas of the Covenant. Most important is the requirement to pay annual home owners dues.

- Your failure to pay is a security issue, the street lights will go off, resulting in dark streets which will create a shield for thieves.
- Your failure to pay will cause the entrance and common areas to become overgrown.

The HOA dues cover:

- electric and water bills
- maintenance at the entrance, common areas, and irrigation system
- Christmas decorations
- repairs to common areas not within the scope of our volunteer handyman neighbors

This year, we cannot pay for security for the upcoming Westlake home games. People will park, drop off and pick up their children within our community. This will make it challenging for you to get home and if there is an emergency, it will not allow for emergency vehicles to get through if needed. You will need to plan accordingly. Dates of those games will be shared soon.

In closing, we are stalled in being able to proceed with our financial commitments. As such, we are asking you to do the following:

- 1. Pay your dues.**
- 2. Check in with your neighbors and gently remind them to pay their dues.**
- 3. Attend the next HOA meeting tentatively scheduled for October 6, 2019.**

We look forward to your support and immediate attention to this matter.

Sincerely,

Canaan Walk HOA Executive Committee