

Kimberly Woods HOA News

www.kimberlywoodshoa.com

Welcome our new board members

On Feb 12, 2014 new officers were voted in and unanimously approved.

Co-Presidents: Michael Chang & Steve Gruber

Treasurer: Tom Shimota

Secretary: Shawn Engelberg

At-large / VP: Helen Liu

SUMMARY

- **New officers elected**
- **New roofing amendment approved**
- **New website on it's way—thanks Helen**
- **New officers approve hiring Vial Fotheringham law firm for collection of past due invoices**

During the Annual Meeting, an amendment was proposed to allow certain composite roofing materials. Per KWHOA by-laws, for the amendment to pass 75% of the homeowners must vote in favor. The proposal mirrored an amendment that was passed by the Westlake Homeowners Association in 2010. Examples of the approved roofing materials are available at westlakehomeowners.org. The amendment was discussed. Absentee ballots were counted along with attending member votes. The new roofing proposal passed with 19 votes in favor and zero opposed.

Leigh Ann Easley presented the 2014 year-end financials. -Expenses and reserves were discussed. 2014 dues will remain at \$600 per year. -Leigh Ann will transfer all financial information and common area maintenance and landscaping contacts to Tom Shimota.

The members enthusiastically thanked Leigh Ann Easley, Scott Stevenson and all other past board members for their years of service.

One of the most uncomfortable aspects of being a KWHOA officer, is when we need to notify or remind a Kimberly Woods homeowner to pay their annual share of our common area, insurance and other expenses. If for some reason you are going to be late in paying your annual invoice, please contact an officer of the KWHOA. If you simply forgot to pay, please let us know when you will or can pay. In order not to put our officers in the position of being bill collectors, we have adopted a new KWHOA collections resolution and process. When we send out the annual invoices, we would appreciate prompt payment within 30 days. If you are late, and need to pay after this date we may contact you again, but it's your responsibility to reach out to us in regard to when payment will be made. After 180 days, late fees and interest begin to accrue, and all the expenses of collection incurred by the law firm Vial Fotheringham will be the expense of the delinquent homeowner. After 180 days, the only person you can resolve your late payment with will be a lawyer at Vial Fotheringham. We currently have one multi-year delinquency. It is not fair to everyone else in Kimberly Woods who pays their fair share in a timely manner to accommodate delinquencies like this. Please contact us if you have any questions.



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