

HAPPY NEW YEAR



January 23, 2014

The Board Members of Kirkwood South would like to once again thank you for your support during 2013. It appears that 2014 is going to be financially challenging.

Last year was a hard year for many of our residents financially. Our banking financials reflect the non-payments of many homeowners. These accounts have now been transferred to our attorney for legal collection measures after our attempts to work with the homeowners in arrears, fell to deaf ears. Budgeting for our HOA fees of \$138 over the 12 months would prevent a higher cost in the end. All it takes is a call to Crest Management, Liz Trapolino at 281-945-4645 to set up a payment plan. To make up the lack of funds received over the years, we have had to pull from our reserves and tighten our expenses even more. We must now look for answers to replenish funds lost; raising our fees may be the only answer. As a homeowner, I do not want to think of our community without street lights, our landscapes being neglected due to the lack of lawn care and watering, etc. All of us have worked very hard to pay off our mortgage or buy in this subdivision because of the curb appeal and other considerations, to have it deteriorate.

Important issues like this require your attendance at the quarterly meetings. Much information about our subdivision is revealed at these meetings and your input is valuable to the Board. This is not just our subdivision, but yours too! We need your guidance and comments in order to know how to proceed in certain situations.

It seems that so many residents get angry when a letter is sent or legal gets involved because they have ignored our letters or have elected not to read the deed restrictions rules and regulations. Once again, everyone has a voice and information is at hand either at the meetings, on our website or a phone call away to Crest Management.

I apologize for this message, but I wanted you to know the current situation and how much we need your input and presence at these quarterly meetings.

Respectfully,

Estella V. Davis, President-KWS Board of Directors