



Jefferson Terrace 6th Filing Homeowner's Association Newsletter

Hi Everyone! This is the July, 1999 Newsletter with important information about the happenings over the past couple of months regarding JT6 Homeowner's Association.

We, the Board of Directors would like to thank everyone who participated in the election process. It is very nice to know that people care about maintaining the value of our neighborhood! *A majority of the residents (over 50%) voted for maintaining the JT6 Homeowner's Association as well as increasing dues this year from \$50 to \$100 dollars.* There are currently 173 lots in the subdivision. 87 votes were needed to pass. We have exceeded this total and are happy with the results. We have, however, a few ballots still outstanding. We would like to hear from you even though a majority has voted. It is important to know how *everyone* feels about the election and the Homeowners Association in general. If you have not turned in a ballot, please do so by July 31, 1999. Dues notices will be going out August 1. We plan to publish the election results in the next newsletter.

--**We** are currently in the process of selecting an attorney for legal matters. There are two legal cases currently pending. You will be notified in the next newsletter of the nature of the litigation as well as what the violations are, and what has been done to date. The attorney will also aid in amending the acts of restrictions only to add that violators of JT6 restrictions will incur legal fees should there be litigation necessary.

--**The** Board will be selecting a landscape maintenance company within the month. Everyone will be notified in the next newsletter as to the choice and the fees. **THANKS** to our neighbor Ann Saullo for taking the time to pull weeds at the front entrance. It was a big help!!!!!!!!!!

Special thanks to our neighbors Ms. Linkler and Mr. Fisher for their efforts in holding a meeting for concerned residents. They graciously gave of their time and yard for neighborhood residents to come out and express their concerns. This was a good opportunity for the new board members to be introduced and to clear the air about the election process, the need for raising dues and the need for consistent enforcement of restriction violations when complaints are received.

GENERAL NOTES:

--**If you are new in the neighborhood** and have not received a Welcome Packet, please call Marla Reeves (292-8059) or Mary Joy Lawrence (292-4623) of the Welcome Committee.

--There is a class action lawsuit from the Spencer Class Facility for the Dupont Settlement regarding replacement plumbing. **This may or may not affect you.** If you are interested in learning more about this, the number to dial is 1-800-490-6997, or you can visit the Web site at www.spencerclass.com.

RESTRICTION REMINDERS

Acts of Restrictions – 4.8 Each individual lot owner shall be responsible for the maintenance of all landscaping on his lot and for maintaining his lot, residence, and driveway in a clean and orderly fashion at all times, and the owner shall be responsible for paying all costs of said maintenance and for any such repairs which may be necessary. Lot owners shall keep their lot mowed at all times and free from rubbish, trash, debris and noxious weeds, in default of which the council may cause such work to be performed and may demand and sue for reimbursement for such costs and reasonable attorney fees.

4.11 – No pet shall be allowed to leave its excrement on any other lot or common area.