

AUBURN LAKES HOMEOWNERS' ASSOCIATION

Community News

2010 Assessments:

The Auburn Lakes assessment for 2010 was due on January 1, 2010 and considered late as of February 1, 2010. If you have not made your payment, please do so as soon as possible. The association relies on these funds to maintenance of the common areas, amenities and insurance policies. The Board of Directors works diligently to keep costs down and the budget in check. In order to maintain this discipline, it is important that everyone pay their fees in a timely manner. This year has been unprecedented in the number of homes behind in their assessments. **Residents who have outstanding balances or who have not paid any portion of their 2010 assessment will have their voting rights and pool privileges revoked.** The Board is considering holding a special meeting to discuss all options available and the possibility of special assessments. Currently we don't think this will come to pass, but with the uncertainty of the economy the Board has to be proactive to all funding issues.

It is a sad fact all throughout the United States that many are facing or have lost their homes to, foreclosure. Auburn Lakes is no exception. Banks have used every loophole they can find to delay the payment of HOA fees and many associations are waiting years to see any money from these properties. It is this time that the members of association need to stand together. We can't stress enough that the Board is utilizing every tool available to secure as much of these funds as possible. Homeowners' who have not paid their assessment will be sent to collections and may face legal action. This is not an option the Board relishes, but it is the only way to ensure everyone pays their fair share.

Upcoming Projects:

Many projects that the Board had discussed and planned to initiate for 2010 have been placed on hold until the collection of the 2010 assessments are complete. **This includes the replacement of the pool entry system.** For now, the combination lock will remain in place. The board thought it prudent to hold on all non-essential improvements for now.

MRC Approval:

As spring approaches, many will look to improving the appearance of their property. It is at this time that the Board would like to remind all owners that MRC approval must be in place before any improvements can be made. Exterior paint, landscape renovation, driveway repair or replacement and front door replacement are all items that must have approval before work can commence. Anyone making an unapproved modification to their homes may be required to restore their property to its original condition at their expense.

Parking:

Recently, it has been noticed that vehicles are being parked in the driveways of vacant or foreclosed homes. Unless you have expressed, written permission from the homeowner, parking is not permitted and you may be cited for trespassing. Vehicles parked at these homes will be towed at owner's expense. Foreclosed homes have contractors and ground maintenance performed consistently and illegally parked vehicles, hindering their progress will not be tolerated. Overflow parking at the pool area must be approved by management and is on a first come, first served basis.

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Speed Limit:

A reminder that the speed limit is 25 MPH throughout all of Auburn Lakes. With Spring break approaching and summer just around the corner, please obey the limit and be aware of any children playing.

Pets:

Pets are required on a leash at all times in Auburn Lakes, this is a county ordinance. Please remember to clean up after your pet. The Gardner, our grounds maintenance manager, has noticed an increase of pet waste in the common areas and has asked that for his sake and the consideration of the children who play at the park, please pick up after your pet.