

# Connor Place Information

Connor Place Home Owners Association, Inc.  
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The following items are included in the annual HOA dues, currently \$840 for 2013:

- Trash service- Waste Management, 96 gallon container- pick up on Monday mornings
- Yard service- all yards outside of the fenced areas are maintained by the HOA, day of services vary. Pine straw is put out 2x year and the trees are pruned on all property not inside a fence. Individuals are responsible for irrigating their property.
- Common Areas- the pool is open from May 1 to Sept 30 each year. The pool can be rented for \$125 deposit and 2 week notice, plus a minimum \$45 fee for lifeguards. Each resident is required to sign a pool rules form and a Hold Harmless form prior to any pool key being given.
- Gate- the gate codes are different for each resident. The garage door openers are programmed into the entry gate system and one of the garage door buttons opens the entry gate and the other button opens the garage door. A 4 digit code is also assigned to each home.
- Termite- the townhouses have termite bond included in the HOA dues that are paid. The residents of Creekside are responsible for renewing their termite bond annually. To balance out the additional lawn maintenance and the fact that the units are not attached in Creekside, it was decided to not do the termite in Creekside through the HOA.

Parking- each resident is responsible for the parking of their automobiles on their property. The roads are private and towing of vehicle is permitted for violators who have been warned multiple times.

Annual notices are sent out in December along with the budget for the upcoming year. Dues are to be paid by January 31 in the year of the dues. On March 1<sup>st</sup>, those who have not paid will be sent a 30 day demand letter. Suits will be filed in Columbia County Magistrate Court the first week of April. Late fees of \$25 per month will be charge beginning Feb. 1 and once a suit is filed, court fees (\$95 currently) and administration fees (\$400 currently) will be added to any balance that is due.