



Thorington Trace Homeowner's Association
P.O. Box 242231
Montgomery, AL 36124-2231

December 27, 2017

Subject: Thorington Trace Home Issues/2018 HOA Dues Invoice

Dear Homeowner,

Along with the attached 2018 HOA Dues Invoice we want to pass on the following information to all homeowners. Currently we are experiencing problems with the condition of some homes in Thorington Trace which needs immediate attention by the homeowner. Issues and concerns listed below not only degrades those properties at fault but those living in the area near them. Taking pride in your property and maintaining it properly pays off in the long run especially if you intend to sell. If you are renting your property, you need to make sure you know what's going on with it along with the condition of it.

Below are issues needing to be addressed and/or require immediate attention:

- a. Homes require painting and repairs to include rotten wood, roofs missing shingles etc.
- b. Privacy fences in need of repair (leaning, laying on the ground, missing boards etc.)
- c. Oversized trees and bushes require cutting or pruning and leaves need to be removed
- d. Lawns are not being cut on a regular basis and overtaken by weeds. Many lawns are in need of spraying to control weeds such as crab grass etc.
- e. Weeds growing on sidewalks and street curbs
- f. Mailboxes are missing doors, missing address numbers, leaning, need painting and or need to be replaced. (This is a Postal Violation Item)
- g. Those renting property are not abiding to sub-division standards and rules
- h. Multiple families have been known to be residing in some rental homes

As a homeowner in Thorington Trace, it is your responsibility to ensure it is maintained in accordance with the Covenant and Restrictions. If you are a homeowner renting your property, you or your rental agency should be checking your property on a regular basis. Currently we can assure you this is not being done. Additionally, if you're renting, you or your rental agency needs to make sure that those who are renting your property are aware of their responsibilities as to what they can or cannot do while living there. They should also know what maintenance they are responsible for and what you are responsible for providing.

In closing, we ask that your immediate attention be given to this matter as neglecting the above-mentioned issues not only decreases your property value but those living in the surrounding area and the sub-division as a whole. We also request that those renting their property provide us any updates to their information such as current local address, phone number, email address and responsible rental agency. This allows us to notify you or your rental agency in the event of an emergency or when a problem or issue occurs.

Any question or concerns regarding the above, please reply back to this letter or by emailing us at the following email address boardmembers@thoringtontracehoa.org. In addition, if you have not registered on the website yet, we ask that you do so by going to www.thoringtontracehoa.org and register. This way we can keep you up to date on information and you can help us keep our records current by updating your information whenever it changes.

Sincerely,


Cindy Sapp, President
Thorington Trace HOA

Attachment
2018 Dues Notice