

SONTERRA WEST HOMEOWNERS ASSOCIATION

P.O. Box 81 Jarrell, Texas 76537

WWW.SONTERRAHOA.ORG

***** THIS A NOT A BILL *****

Ho! Ho! Ho! & Happy Holidays and a cheerful New Year from your Sonterra Homeowners Association. We are pleased to announce that our community experienced an amazing amount of growth in 2013. It's hard to believe, but we now have over 1,029 residential units. So if you see a new face in the neighborhood, take a second and say hello.

If you didn't notice, there were exciting improvements made to our community in 2013, thanks to Sonterra's new development ownership and Sonterra MUD. Our community center was remodeled with a fresh new interior/exterior, play ground equipment and grass were added outside the center, fencing was replaced along CR313, trees and shrubs were added along Sonterra Blvd, Sandstone, and CR 313. We are happy to announce that improvement projects will continue through 2014. Please do your part to help keep Sonterra West a vibrant, safe and wonderful place to live in 2014, be informed. Visit www.sonterrahoea.org for the latest information and benefits of living in this great community. This webpage will be updated from time to time to include all the information important to our Sonterra Homeowners.

As required by law, the following information must be sent each year, to all residents of Sonterra West association. **This is NOT a Bill. No action is required by you.**

- A) The 2014 regular assessment for the Property is \$252 per annum, for NEW and RESALE home sales.
- B) The 2014 special assessment for the Property is \$0 per annum.
- C) The Association has a \$2,000 deficiency of current Property owners for late fees and payments over 60 day old. Many of these Fees will be un-collectable.
- D) The Association has approved capital expenditures of \$0K for the current fiscal year '14.
- E) Reserve for capital expenditures is \$12,000, to be used for landscaping and repair/maintenance.
- F) Unsatisfied judgments against the Association total \$0.
- G) There ___ are X are not any suits pending against the Association. An explanation of each suit is attached.
- H) The Board ___ has X has not received notice from a governmental authority concerning violations of health or building codes with respect to the Property, the Common Elements assigned to our property, or any other portion of the Common Elements. Notices received are as follows:
_____.
- I) The Association does not maintain a right of first refusal that restricts the right to transfer the Property.
- J) The Association Vendors Lien does allow foreclosure for failure to pay assessments and is currently involved in litigating a number of past due accounts.
- K) The Association's transfer fee for changing ownership records is \$200. The Association's fee for preparation of Resale Certificate (including required attachments) is \$200.00.
- L) The Association's working capital fee on all Property sales is \$250.

Attached is a copy of 2014 Budget for your records.

Sincerely,

Sonterra West HOA Management