

Dear West Hampton Woods Owner (s):

Innovative Property Management is pleased to be the appointed management company for West Hampton Woods HOA. We look forward to working with you and are available for any questions or Association concerns you may have.

The functioning of your Community is bound by a set of Governing Documents that were created with the specifics of your Community in mind. These are normally referenced as Covenants, Indentures or Declarations of the Association. If you did not receive a copy upon the purchase or closing of your home, please let us know and we will make sure you receive a copy. These can also be found on the association website: www.westhamptonwoods.com

In the case of a West Hampton Woods HOA sale, the seller should provide a copy of the governing documents to the buyer(s), prior to or at closing.

As a member of West Hampton Woods HOA, owner's have certain obligations as members of the Association. Responsibilities include paying yearly assessments and any special assessments in a timely manner. Owners must follow any restrictions of the Association and or any rules and regulations of the property that may apply, and owners have the responsibility to exercise their right to vote at any annual meetings or in actions which require their participation.

Yearly Assessments

West Hampton Woods Owners pay a yearly assessment fee of \$400.00 per year. The 2021 invoice is enclosed. If you have already paid your assessment your statement will show a -0- balance.

Checks or payment should be written to:

West Hampton Woods HOA; PO Box 1757, Washington, MO 63090.

Association Revenue

The assessment fees of West Hampton Woods are collected from all owners over the course of the year. Delinquencies and collections can negatively impact an association in the way of projected revenue and project plans. The Board appreciates your commitment to the association in the way of making timely payments.

Forms: Various Forms are included in this mailing. The Emergency Information Form must be completed and returned to IPM. Other forms are for your use as may be needed.

Sale or Refinance Contact

If you are selling or refinancing your home, please have your Agent or mortgage lender contact Tiffany by phone or text at 314-922-8968 or tif@innovativepm.biz for any resale and refinance transactions.

Board Correspondence

Any Board correspondence should be directed to West Hampton Woods HOA, PO Box 1757, Washington, MO 63090. Please do not contact the Board members independently.

Lawn Care/Landscape/Snow

The streets are public and maintained by the city of Wentzville. The Board will be going out to bid for lawn care services to the common areas of the association for 2021

Architectural Approval

The Board must approve any addition or change to the exterior of the home. This includes decks, patios, pools, fences, and landscape additions, etc. Per the Covenants the Board has thirty days to review/approve and or deny any architectural requests.

Current Board Members are:

Sue Sturm	President
Matt Oldham	Secretary
Bob Trigg	Treasurer

Transition and Transfer from CVT to IPM

CTV is in the process of completing your February financials. IPM will make arrangement to pick up all files from CVT.

Use Restrictions

Per the Declarations it establishes some basic rules that we would like to remind owners.

8. Parking of Motor Vehicles, Boats & Trailers – No trucks or commercial vehicles, boats, house trailers or every other description shall be permitted to be parked or to be stored on any lot, street or roadway within subdivision...

17. Dumping of Rubbish - ...Trash, garbage or other waste shall be kept in sanitary containers, or incinerators or other equipment for the storage or disposal of such material, which equipment shall be kept in a clean and sanitary condition and out of view from the front of the Living Unit or Lot, except for the day of trash pickup.

IPM

IPM provides full scope management services for West Hampton Woods HOA, Monday through Friday from 8:30 AM to 4:00 PM. We can be reached at 314-922-8968. Calls are returned in a very prompt time frame.

I look forward to speaking with you and working with your Board on community issues. Feel free to contact me at 314-922-8968 or if you prefer e-mail; tif@innovativepm.biz

*Tiffany Jacobsen
Innovative Property Management, LLC
PO Box 1757
Washington, MO 63090
314-922-8968*