

Welcome to Hall's Creek North, Sections I & IIA!

On behalf of your Homeowner's Association we would like to welcome you to our community. In addition, we would like to take this opportunity to provide you with information that you will need as a property owner and member of the Association here in Hall's Creek North.

Governing Documents

As part of your home purchase closing package, you should have received copies of our governing documents. You will find them on our Website, hallscreeknorthhoa.org, (under *Association*). These documents provide the general Declarations, guidance and procedures required when making major changes to the exterior of your home to include additions such as fences, storage sheds, swimming pools, etc. All changes outlined in the Declarations require an approval by the Architectural Committee, a volunteer group appointed by your Board of Directors. Forms for these changes are available on our Website (under *Forms*).

Homeowner Association Fee

All property owners in Halls Creek North, Section I & IIA will be required to pay an annual homeowner fee. Our fiscal year runs July 1 – June 30 and the annual assessment is due each year by July 1. These Association fees are used to operate the association, maintain and service our common entrance area, irrigation, electricity, insurance, business expenses and appropriate reserves.

Board Meetings

Your Board of Directors consists of four volunteer property owners who are elected by the Association members for staggered three-year terms. Board meetings are held monthly and the Annual Membership Meeting is held late May, prior to the end of the fiscal year.

Trash and Yard Waste Collection

Trash (the solid green bin) is picked up every Thursday. Recycling (the green bin with the yellow lid) is collected every other Thursday. Yard waste should be placed in plastic or paper bags at the curb for Wednesday pickup each week. All receptacles must be stored out of sight after pickup.

Hall's Creek North, Section I & IIA Website and Facebook

Your Association Facebook page and Website will always be the place-to-go for general information, alerts, events, community news, photographs and more:

www.hallscreeknorthhoa.org

(to enter the Members Area, the username is the word "member" and the password is hcn28584hoa.)

Facebook page is Halls Creek North

Good Neighbors

Having good neighbors also means **being** a good neighbor. Attached is a list of a few general rules and regulations we observe. (For a complete list, refer to your HOA Covenants.) Also included is a contact list for this year's Directors - Please do not hesitate to reach out to any Director if you have questions or concerns.

Thank you,

Board of Directors

Halls Creek North Sections I & IIA

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