

CEDAR CREEK HOMEOWNERS ASSOCIATION

NEW OWNER REFERENCE SHEET

Welcome to the **Cedar Creek Homeowners Association (CCHOA)**. This reference sheet will provide some – but not all – information you as a CCHOA home owner will want to know.

The CCHOA is made up of detached town homes residing on Jason Lane and Jason Court. There are 25 homes on Jason Lane and 20 homes on Jason Court. Please provide the board your email address as most of the communications are done thru email notifications.

The CCHOA has an internet site www.cedarcreektha.com where announcements, reference materials, and contact info is kept. It is updated on a regular basis.

The CCHOA board is made up of seven homeowners each elected for a two-year term. The terms are staggered so that only a portion of the board turns over each year. Elections are held for open seats by ballots which are counted at the annual meeting in December. Any homeowner can run for a board seat. (See the CCHOA site for current board members.).

Common items:

- All homeowners pay the same monthly association fee as established each year at the HOA Annual Meeting held in December of each year which is due on the first of the month (see the CCHOA site for current monthly dues and for payment options.).
- Garbage is collected on every Thursday morning and is part of your monthly dues. Trash containers should be set out at the end of the driveway. Garbage is usually picked up about 7am.
- Recycling is collected on every-other-Thursday morning. It is part of your homeowner City of Albertville bill (along with sewer, etc.)
- Lawn mowing is usually done on Wednesday's but varies as to when the Lawn Service can do it. This is paid for by the CCHOA.
- Snow removal/shoveling will be done as soon as the service can be here. If less than 2" of snow, the homeowner is responsible for it to be removed. This too is paid for by the CCHOA.
- In December the board determines an annual budget of items for the 'whole' association for the next year. Special project requests may be brought to the board by homeowners which may be added to the budget if the board approves.
- Any exterior change to a town home or CCHOA common property that is not exactly as what is in place must go thru a compliance approval process. (See the CCHOA site for the process).
- There are a variety of violations that the CCHOA may impose a fine for which varies by violation. The fine structure usually starts with a warning and if not taken care of, a monetary fine can be imposed. (See the CCHOA site for fine structure).

Every summer there is a CCHOA get-together which is a good time to meet your neighbors and have some fun. An announcement is sent to each homeowner in advance with the when, where, and what to bring (usually potluck) info.

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Roofing Replacement Options:

The board of the CCHOA has approved the following shingles for replacement options:

Jason Lane Options: Owens Corning

- Sedona Canyon
- Merlot
- Summer Harvest

Jason Court Option: Owens Corning Duration

- Chateau Green

Siding Replacement Options:

Jason Lane Option: Variform Camden Point

- Color: Stone Mountain Clay

Jason Court Option: Variform Camden Point

- Color: Sandy Tan

Again – Welcome to our neighborhood and home owner association!!